

LAWRENCEBURG REDEVELOPMENT COMMISSION

February 8, 2016

5:00 P.M.

The meeting was called to order by Chairman, Mel Davis. The roll call was taken with Pat Myers being absent and all other members were present. Chairman Davis asked for approval of the minutes. Paul Seymour Sr. spoke and asked if there was a motion for appraisals left out of the minutes regarding the Weber property. It was verified that there was no motion at the last meeting. Discussion occurred regarding the Larry Weber property. The January 11th meeting minutes were approved by a motion from Paul Seymour Sr. and a second by Bob Rybolt. Motion passed.

Under announcements, Mike Clark spoke regarding the preliminary subdivision plat that he handed out to the board members. He wants to make sure the board is okay with him continuing with this. He will have it in front of Planning Commission March 2nd and could have it to common council on March 7th. He could have it recorded on Tuesday March 8th. Dennis Hutchins asked about the lots being converted from five to four lots. Mike Clark stated that there are five 33 foot lots that are replotted to four 40 foot lots.

Attorney Del Weldon spoke and wanted to thank everyone for their patience.

Director Messmore spoke and brought up 351 Arch Street which was found in previous minutes. There was interest by the homeowner in the lot next to it which is 347 Arch Street. It was appraised in December of 2015. Director Messmore is looking for a motion to proceed with the advertisements. Tony Abbott made a motion to advertise and a second was made by Bob Rybolt. Motion passed.

Kelly Brookbank read the financial report. The fund balance as of February 1, 2016 was \$2,569,119.29.

Under new business Terry Hall came forward regarding 618, 620, and 624 Main Street properties. She came before the board previously to see if the board was

interested in purchasing these properties. She ended up speaking with MGP about purchasing the properties and the previous board did nothing further. She stated that MGP is not interested and she wants to ask this board again to consider purchasing these properties. Dennis Hutchins spoke and said he would be willing to go look at the properties this evening after the meeting. Director Messmore suggested to the board that this would be the gateway into the city from that direction and is the premise for the viewing of the properties. We could offer the standard appraisal value. Dennis Hutchins spoke and said they should take a look at it first then talk about whether we go to appraisals. Chairman Davis said he would entertain a motion to table this to the next meeting. Paul Seymour Sr. made a motion to table and a second was made by Dennis Hutchins. Motion passed.

Jeff Bittner and Jill King came forward regarding their proposal for redevelopment of the properties on Maple and Center Street. Their wish is to build a large garage bordering the tracks which would help block noise from trains and the commercial activity on the Dearborn County campus. They want the rest of the lots resurveyed which would allow for up to six houses to be built. They would move into the house closest to the garage. This would be their home as well as a model home for prospective new property owners. They want the alley vacated. They asked that they be given these lots for \$10 each like previous contractors have been offered. They also asked for the zoning map to be redrawn to make it all residential. There was discussion regarding the Phase 1 study that was done in a previous administration. Mario Todd said he will look for it. Mr. Bittner also stated they wanted to be eligible for the new home buyer's program. There was much discussion regarding the new home buyer's program by the board and Paul Seymour Jr. came forward from the audience and spoke in favor of this program as well. A motion was made by Dennis Hutchins to get appraisals done and second was made by Bob Rybolt. Chairman Davis said that he didn't know what lots had been appraised. Director Messmore clarified and stated that 322 West Center and 322 ½ Maple have been appraised and the two back lots have not been. There was continued discussion and the motion never passed. There was discussion regarding the Phase 1 and Phase 2 studies being performed. Paul

Seymour Sr. asked Mr. Bittner about his loan with the City of Lawrenceburg. He asked him what his steps were regarding his late balloon payment. Mr. Bittner stated that he was in correspondence with the City Attorney in the previous administration and there was a methodology to renewing the loan. He responded to the attorney and hadn't heard anything more about getting the renewal. There was discussion regarding his outstanding loan and Tony Abbott asked for his financials regarding his proposed project. Bob Rybolt asked Attorney Weldon about the loans and he responded that this wasn't the proper forum to discuss that. Director Davis asked for a motion to request that Mr. Todd and Mr. Clark look for the report and Chairman Messmore get an appraisal on the properties that haven't been appraised and to advertise it. Paul Seymour Sr. made the motion. Bob Rybolt made the second and the motion carried.

Chairman Davis then spoke and asked for a motion to allocate the monies for the new home buyer's assistance program. A motion to allocate \$150,000 for the new home buyer's assistance program was made by Tony Abbott and a second by Dennis Hutchins. Motion passed. Paul Seymour Jr. came forward and asked the board to reconsider replenishing the Main Street housing project. Pat Krider came forward and explained how the process was done previously regarding the new home buyer's program. Attorney Weldon stated that he will look into the program and get back with the board.

Under old business Chairman Davis brought up Larry Weber. Larry Weber came forward. He stated that he has been at numerous meetings and he wants to get a decision on his property. Chairman Davis stated that Director Messmore was going to get appraisals done on the property. Tony Abbott asked if we needed a motion for that and Chairman Davis stated that we already had one previously.

Next on the agenda was Palmer Service Station. Director Messmore spoke and said that in previous administration's minutes that there was a motion passed to get the property appraised after a phase 1 and phase 2 study were done. Mario Todd spoke and said that the previous board was waiting on an agreement and the studies would come off of the purchase price. After discussion, Attorney

Weldon is going to get an agreement with Mr. Palmer and get back with the board.

Chairman Davis brought up Dennis Hutchins' request for the new home buyer's assistance program. He read minutes from the December, 2015 meeting that stated there was a motion for a favorable review for the next administration so the funds could be allocated next year. Tony asked what the legality would be of doing that since Mr. Hutchins is on the board. Attorney Weldon stated he would feel more comfortable tabling this until the next meeting so he can put an opinion together. He views this as an original action of this board and that would benefit from a legal opinion as to how to proceed viewing it as an issue that occurred today. Unfortunately he doesn't want to delay the process but thinks we need to be careful to do everything the best we can. After discussion, Dennis Hutchins stepped down and approached the podium. Attorney Weldon stated that his advice would be to table this and get the opportunity to give the commission an opinion on this issue. Dennis Hutchins stated he wanted to get his opinion on record. He stated that he came before redevelopment and discussed with the board about him and his wife purchasing two lots from the board and after four months of coming back to the board, the city and he entered into a purchase agreement. In that purchase agreement he said that if he didn't have the house completed in one year he would have to forfeit all improvements on the lot and pay all legal fees for the city. He agreed to everything in the contract. It said in the contract he must fulfill the attached agenda. He agreed to everything in the agenda. In that agenda is the fact that he planned on asking for the 10% up to \$15,000.00. He stated that Attorney Weldon immediately tabled it at the first meeting and he didn't say a word. Then at this second meeting he was expecting to have some discussion. Mr. Hutchins said that at this meeting Attorney Weldon tabled it again to look into it. He thought he was tabling it last month to look into it. He stated that he has entered into a contract with the city and that the redevelopment board fulfilled it last year but they didn't have the funds so they moved it forward to the next year. If it is a problem with him sitting on redevelopment he can step down. Tony Abbott spoke and said Attorney Weldon is just looking out for him. Mr. Hutchins stated he doesn't understand why it is

getting tabled again. Paul Seymour Sr. stated that the money isn't even in the bank yet. Mr. Hutchins said he doesn't need the money in his pocket today and he is talking about the legality of the contract. He stated that he thinks it is best that he steps down from redevelopment. He doesn't want to be an impediment on that process. He said he is uncomfortable with sitting up there. After more discussion Dennis Hutchins walked back to his seat with the board. Paul Seymour Jr. came forward from the audience and asked Mr. Hutchins to give Attorney Weldon a chance. After more discussion Attorney Weldon stated that he can't give legal opinions on the spur of the moment and that it doesn't benefit the board. Chairman Davis said things will work out. Mike Lawrence came forward from the audience and said he has a lot of respect for Del and that he is doing the right thing. Chairman Davis stated that they would have an answer after the money was transferred of some sort.

Next under old business was Eric Schnebelt. He stated he was here regarding his unpaid invoice. Attorney Weldon stated that previously \$55,000.00 was approved by the board. Director Messmore stated that Mr. Schnebelt's previous offer was \$65,000.00 and logic was to meet somewhere in the middle. After discussion Tony Abbott made a motion to pay \$60,000.00 to settle the impending lawsuit with Mr. Schnebelt. A second was made by Paul Seymour Sr. Discussion was had to inform the new board members of the situation. Chairman Davis finished the motion and the motion passed.

Chairman Davis asked for a motion to approve the bills once properly certified. Tony Abbott made the motion and the second was made by Paul Seymour Sr. Motion passed.

Chairman Davis asked for comments from the audience. Pamela Rigacci came forward and brought up the loans. She stated that she asked the last administration and nobody could answer as to how could they call the loans current if the balloons were up three years ago and their not paid off. The loans are not current if the balloon is not met. Every time they bring these loans up they say they are current. She wants to know how they can say that. Chairman Davis said that this is the wrong board to bring it up to. He stated that the Loan

Committee is made up of council members. Tony Abbott stated that the Mayor is meeting with the law firm regarding the loans and who is actually current. The Mayor is going to meet with council next regarding this. Pamela asked for these meetings to be public since it is the citizen's money. There was more discussion regarding this matter. Bob Rybolt spoke regarding the housing in downtown Lawrenceburg.

Chairman Davis asked for a motion to adjourn. Bob Rybolt made the motion and the second was made by Paul Seymour Sr. and the motion passed. The meeting adjourned.