

No video for meeting due to technical difficulties

LAWRENCEBURG REDEVELOPMENT COMMISSION

March 14, 2016

5:00 P.M.

The meeting was called to order by Chairman, Mel Davis. The roll call was taken with all members present. Chairman Davis asked for approval of the minutes. The February 8th meeting minutes were approved by a motion from Tony Abbott and a second by Paul Seymour Sr. Motion passed. The February 18th work session minutes were approved by a motion from Tony Abbott and a second by Paul Seymour Sr. Motion passed.

Under announcements, Mike Clark spoke regarding an update of the St. Clair subdivision plat that he handed out to the board members, stating it will go in front of council on Monday. Attorney Del Weldon spoke stating there is one uncooperative property owner and that the plat will need signed. Chairman Davis will sign off on the owner's certificate.

Also under announcements, Chairman Davis opened the sole bid received for the 347 Arch Street property from Daniel Williams and Kelsey Lyons for \$5,601.00 who have plans for a single family residence. Andy Lyons came forward on behalf of his daughter. Director Messmore stated the average appraisal amount is \$19,000.00. Attorney Weldon stated the bid called for a minimum of \$19,000.00. Mike Clark stated there is a possible issue with the property line and that he would need to take a closer look at the conflict. Mike Lawrence came forward to state the property line conflict involves a neighboring building on the property. Mario Todd stated that according to procedure, the next step is a thirty (30) day wait. Andy Lyons restated his concern that this not go for another bid and that it was his understanding that the assessed value be considered rather than the appraised value. After much discussion, it was determined that the bid did not meet the minimum required amount and that nothing could be done tonight.

Kelly Brookbank read the financial report. The fund balance as of March 7, 2016 was \$2,567,725.22.

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Under new business, Mayor Mollaun introduced Scott Hale from Dayton, TN, who is interested in the redevelopment of Dearborn Plaza. Mr. Hale came forward and presented a plan for infrastructure improvements to Dearborn Plaza to include substantial renovations to parking lot, façade, roof, and interior. Mr. Hale is requesting \$840,000.00 toward this \$4,400,000.00 development toward the infrastructure improvements, stating this will bring approximately sixty (60) permanent jobs, in addition to the local construction jobs during the renovation process. He stated each tenant may make additional requests. Tony Abbott inquired about the amount that is being put in by the developer and each tenant. Mr. Hale stated that the first tenant is putting in approximately \$750,000.00 and the second tenant is putting in approximately \$550,000.00-\$600,000.00. Mr. Hale clarified that the project will be in the \$7,000,000.00 range once full and that the City of Lawrenceburg's money would come in at the tail end of the project, after his money is put in first. Tony Abbott stated he likes that idea. Bob Rybolt inquired about the start date. Mr. Hale stated the intention is an immediate start, weather permitting. Dennis Hutchins inquired about tax ramifications. Mayor Mollaun stated he is unsure of those numbers as he has primarily been focused with the number of jobs created. Mayor Mollaun clarified that the two tenants alone bring in \$8,500,000.00 annually in revenue. Mr. Hale clarified that two nationally credited tenants are going to be brought in. Paul Seymour Sr. inquired about the amount of money. Mr. Hale clarified the amount being requested is the minimum amount to get the two tenants and renovate the center. Chairman Davis said he would entertain a motion to move with a favorable recommendation and that the money be awarded. Tony Abbott made a motion to approve and a second was made by Bob Rybolt.

Roll call was taken. Tony Abbott-yes; Bob Rybolt-yes; Dennis Hutchins-yes; Paul Seymour Sr.-no

Motion passed.

Director Messmore requested the board review the information in the packet regarding 518 Main Street and take this matter under advisement until the time of the next meeting.

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Under old business, Larry Weber came forward regarding 443 Canal Street. Chairman Davis stated the average of the two appraisals is \$57,000.00. Tony Abbott inquired if the property had been put on the market? Mr. Weber stated it has a for sale sign. Tony Abbott stated the realtors should bring the buyers to him. Chairman Davis said he would entertain a motion. Tony Abbott made a motion to not purchase the property and a second was made by Paul Seymour Sr. Motion passed.

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. Dennis Hutchins went to look at the properties and reported back to Chairman Davis that it would take \$100,000.00 for the three homes and that it does not make sense for the City to purchase these properties as there is no immediate need. Chairman Davis said he would entertain a motion not to purchase the property. Tony Abbott made a motion to not purchase the property and a second was made by Bob Rybolt. Motion passed.

Director Messmore gave an update regarding the Maple Street properties stating the next step is to perform samples on soils to determine whether it can be residential, rather than just commercial, as it is currently. He stated the agreement for \$10,170.00 is included in the packets. Mario Todd stated additional samples of surrounding properties would also be completed. Tony Abbott inquired if the property could only be sold as commercial. Mike Clark responded that half is zoned residential so there would be issues and that possible solutions for a commercial buyer would be land use variance and a zoning map amendment. Dennis Hutchins inquired about the expense being beneficial for the City. Mario Todd told him it would be beneficial for other properties in the City of Lawrenceburg and that it would set a baseline. Chairman Davis said he would entertain a motion to proceed with the ATC service order for \$10,170.00. Tony Abbott made the motion. Paul Seymour Sr. made the second and the motion carried.

Director Messmore gave an update regarding the Palmer Service Station at 45 Eads Parkway stating he found a letter dated October, 2015 to Mr. Palmer and

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that the appraisal with an agreement for Phase I and Phase II did not occur. Chairman Davis stated this appears to be very costly. After some discussion, Director Messmore inquired why the City would want it and how does this fit into long term plans. Mayor Mollaun stated the private sector needs to take care of private business. Tony Abbott stated this issue should stand where it is.

Attorney Weldon gave an update on Dennis Hutchins' request for the new home buyer's assistance program, stating Dennis Hutchins has elected to forego those monies, stating it is commendable for him to forego being considered for those funds. Tony Abbott thanked Dennis Hutchins. In addition, Tony Abbott clarified this program being for new homes, not first time buyers. The board thanked Dennis Hutchins.

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

Chairman Davis asked for comments from the audience. Tom Schneider came forward requesting an update on Durbin Plaza. Attorney Weldon stated he would provide a formal update at the time of the next redevelopment meeting. Mario Todd added that even though it cannot be seen, things are moving forward, including a permit being submitted for demolition, adding that it will be occurring within weeks.

Paul Seymour Sr. requested a status on 427 St. Clair Street. Attorney Weldon stated that it was nearing completion.

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