

LAWRENCEBURG REDEVELOPMENT COMMISSION

April 11, 2016

5:00 P.M.

The meeting was called to order by Chairman, Mel Davis. The roll call was taken with school board member Pat Myers being absent. Chairman Davis asked for approval of the minutes. The March 14th meeting minutes were approved by a motion from Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Under announcements Chairman Davis stated that the meeting will follow Robert's Rules of Order. Also under announcements Director Messmore stated that pursuant to I.C. 36-7-14-13 there is an annual report of the Lawrenceburg Redevelopment Commission in everyone's packets.

Kelly Brookbank read the financial report. The fund balance as of April 4, 2016 was \$2,383,790.99. Tony Abbott brought up a claim listed to the Sign Store for \$2,409.06 that needed to be rejected. He asked Paul Seymour Jr. to come up to the podium to explain why it needed to be rejected. After discussion it was decided the board would get a new invoice that would reflect 50% of the cost of the sign be reimbursed to Paul Seymour Jr. A new claim will be made to Paul Seymour Jr. that will be included in the next meeting.

Under new business, Director Messmore stated the Land Consultant's Invoice included in the packets was \$1,500.00 more than the approved amount of \$3,000.00. He is asking the board for discussion and a vote to approve or disapprove the additional \$1,500.00. Mike Clark stated there was a communication issue on what the actual scope of work was. After discussion a motion was made to amend the claim by Dennis Hutchins and a second by Tony Abbott. Motion passed.

Next, Director Messmore came forward to introduce John Stenger who is the owner of Premier Energy Services. Mr. Stenger will present a proposal to the board. This new business will have a positive impact on our community. In addition there will be another business moving to this location that doesn't wish

to disclose their name at this time. He stated he and the Mayor want the board to consider and support this proposal and send it to council with a favorable recommendation. John Stenger came to the podium and stated he would be relocating his business to this location. They would be closing their Fairfield, Ohio office permanently. In addition there will be another business moving to this location that doesn't want to disclose their name at this time. There is an offer that has been accepted on the property that Mike Lawrence currently owns on Industrial Drive. There is a 99 to 100 year easement lease on the property with the City of Lawrenceburg. They would like Redevelopment to allow the current owner to transfer that to him. Attorney Weldon is going to look into the easement lease and see that it can be transferred. Mr. Stenger is asking the board for assistance with relocation fees and property improvements. He said they plan to hire 15 people for the first three years. He will be hiring locally for these jobs. They are union positions that will pay about \$32.00 an hour including benefits. He stated there will be on site training for the new employees. Bob Rybolt asked what the time frame is. Mr. Stenger said they plan to be up and running by the end of summer this year. Tony Abbott asked how much Mr. Stenger would be putting in. Mr. Stenger explained that the total project cost would be \$1,600,000.00 and he would be asking the board for \$400,000.00. Dennis Hutchins asked if we give them the grant how long would they commit to being here. Dennis asked if he would consider three years. After discussion it was decided that he would commit to three years. If they moved out the first year they would have to pay back the full \$400,000.00. If they moved out the second or third year they would have to pay the board back \$300,000.00. A motion to send to council with a favorable recommendation was made by Tony Abbott and a second by Bob Rybolt. Motion passed.

Next under new business is the Structurepoint Master Service Agreement for Riverfront Development. Director Messmore stated that Mayor Mollaun is asking Redevelopment to fund the plan. This would be a master plan dealing with the wet side of the levee. The total cost would be \$95,000.00. It would be broken up into three phases and after each phase the board would have discussion to make sure they were happy with the progress. Tony Abbott wanted to know why it was

between Board of Works and not Redevelopment. Attorney Weldon stated there was an ordinance created so Council and Board of Works had to approve all of Redevelopment's spending. He stated that it creates a second step for Redevelopment and he doesn't think it should exist. He thinks it needs to be modified and will be looking into getting this done. After discussion Director Messmore said we need to be committed to follow this through. Paul Seymour Sr. stated this isn't a new idea. There have been drawings and plans made previously and he wants to know why wasn't anything done. There was discussion regarding who else would possibly be involved in assisting us in funding this project. Paul Seymour Jr. came to the podium and stated the Lawrenceburg Conservancy District will want a set plan before they commit to financial support. Chairman Davis stated that we need to create excitement to keep business and to get more businesses. He said the riverfront is an asset and if we don't take advantage of it we would be making a huge mistake. Dennis Hutchins stated he is only comfortable to vote in segments and not one lump sum. After much discussion a motion was made by Tony Abbott to approve the agreement for \$95,000.00. A second was made by Bob Rybolt. *Roll Call: Bob Rybolt-yes; Tony Abbot-yes; Paul Seymour Sr.-no; Dennis Hutchins-no* Chairman Davis breaks the tie with a yes vote and the motion passed.

Next under new business Director Messmore brought up the property located at 8 West Eads Parkway. He stated this is the A1 Autobody building and that the owner contacted him to see if the board would be interested in purchasing. Director Messmore asked the Board if they wanted to proceed and get appraisals. Dennis Hutchins asked if there are any plans for this property. Director Messmore said it would be used to enhance to entrance to downtown. A motion to get appraisals was made by Paul Seymour Sr. and a second by Tony Abbott. Motion passed.

Under old business, Director Messmore brought up 518 Main Street. He said this property may not be in our wheel house at this time. After discussion, a motion was made by Dennis Hutchins not to take any action on this matter and a second by Tony Abbott. Motion passed.

Not on the agenda was 1 West High Street. Tony Abbott had some concerns regarding money Redevelopment put towards this property.

Next on the agenda, Attorney Weldon updated the Board on the Durbin Plaza property. He said in three weeks the demo will be done and they are tracking for any environmental issues as they go. He said if we get through the demo without any environmental issues, ATC will sign off that it is shovel ready which would allow us to have a closing.

Tony Abbott brought up old business not on the agenda regarding the subdivision plat. He asked Mike Clark if we could re do the lots because someone's driveway is on the fourth lot. Paul Seymour Jr. came forward and stated that if we re-plat the lots we should make them thirty-seven feet and eight inches and that way the lady's driveway could remain hers. Surveyor Archie Crouch came forward and stated it would cost half of the original cost. The amount would be \$2,140.00 to re-plat the lots to make them thirty-seven feet and eight inches. A motion to re-plat the lots and make them thirty-seven feet and eight inches was made by Tony Abbott and a second by Dennis Hutchins. Motion passed.

There was discussion with Paul Seymour Jr. regarding the lots that Kurt Rafferty purchased from the city. He would like for there to be a guideline to builders on what utility requirements will be.

Chairman Davis asked for a motion to approve the bills once properly certified with the readjustment of the two claims that came into question earlier in the meeting. Tony Abbott made the motion and the second was made by Dennis Hutchins. Motion passed.

Chairman Davis asked for comments from the audience. No comments from the audience.

Chairman Davis asked for a motion to adjourn. Tony Abbott made the motion and the second was made by Dennis Hutchins. Motion passed and the meeting adjourned.