

## LAWRENCEBURG REDEVELOPMENT COMMISSION

May 9, 2016

5:00 P.M.

The meeting was called to order by Chairman, Mel Davis. The roll call was taken with board member Bob Rybolt and school board member Pat Myers being absent. Chairman Davis asked for approval of the minutes. The April 11<sup>th</sup> meeting minutes were approved by a motion from Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Kelly Brookbank read the financial report. The fund balance as of May 3, 2016 was \$2,373,394.23.

Under announcements Shawn from Structurepoint came to the podium to inform the board that they are here to provide an overview of the project. Ben from Structurepoint came forward and discussed the brochure that was handed out to the board. He stated that the brochure outlines the plans for the project for the next few months. He let the board know that Structurepoint is planning to come visit the site on May 17<sup>th</sup>, weather permitting. Ben discussed the steering committee and said the first meeting would be held on June 1<sup>st</sup> from 3:00p.m. to 5:00p.m. Additional discussion regarding the permitting phase and approval from the army corps occurred. Mike Clark stated that the 2011 comprehensive master plan and the Hyett Palma Plan are on our website in case they want those for reference.

Under new business, Linda Mitchell came forward representing Trinity Dry Cleaning. She brought a business proposal for the board to review. She informed the board that they are an environmentally friendly dry cleaner and the only dry cleaner in Dearborn County. She stated they have personally put \$190,000.00 into their business. They are asking for \$34,500.00 for employee training and retention, another \$42,000.00 to purchase equipment, and \$38,500.00 to purchase a delivery vehicle. Paul Seymour Sr. asked if they would stay in Lawrenceburg if they decided to expand. Linda said they want to but if no properties were available they would still plan to stay within Dearborn County.

Dennis Hutchins stated that he was having a hard time with giving money towards the employee training and retention part of the request. He asked if the board could put that on the backburner and focus on the other two requests. Linda Mitchell did state that they would advertise for the City of Lawrenceburg with their van wrap if they did get a grant to purchase the vehicle. Tony Abbott stated that he isn't comfortable paying for their delivery vehicle because it opens the doors to other businesses to ask for vehicles for their businesses. Paul Seymour Sr. asked if they received any grants from the City of Lawrenceburg before. Linda Mitchell said there was discussion with the previous administration but they never received any grant money to start up their business. After much discussion a motion to table was made by Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Under new business, several properties were listed. Director Messmore spoke about each one as follows:

322 Short Street- Appraisals received but no advertisements were found. Director Messmore asked the board for a motion to get the advertisements. A motion was made by Dennis Hutchins and a second by Paul Seymour Sr. Motion passed.

353 Short Street- Director Messmore will have a proposal for a residential lot at the next meeting.

519 Martin Luther King-Director Messmore asked for this property to be tabled.

18 Bielby- There will be a proposal at the next meeting.

19 E. Williams Street- There will be a proposal at the next meeting.

Director Messmore stated that he received an offer on 347 Arch Street from Kelsie Lyons and Daniel Williams for \$100.00 to purchase. A motion was made to approve this offer by Paul Seymour Sr. and a second by Tony Abbott. Motion passed. Andy Lyons came up to the podium to see if the board would pay for the sewer tap fee for the property. After discussion with the Utility Director, Olin Clawson it was decided that in the past the board have covered these fees and the board would agree to cover it this time as well. Dennis Hutchins stated that we need to have some type of criteria going forward. Paul Seymour Jr. came to the podium and asked why won't LMU join in on the expense when they benefit from the properties as well. Utility Director Olin Clawson stated that the new commercial businesses are benefitting. Attorney Del Weldon then asked the

board for input on the purchase agreement. Andy Lyons came forward and asked for work to start within 180 days and for completion to be in twelve months. Dennis Hutchins made a motion that utilities will be paid by the purchaser and any extenuating situations on that particular lot would be paid by Redevelopment and if they apply for the new home buyer's program that they understand that it is a three year commitment. Tony Abbott made an amendment to the motion to pay the sewer tap fees of \$4,980.00. A second was made by Paul Seymour Sr. and the motion passed. More discussion occurred regarding utility requirements for Redevelopment owned properties.

Next on the agenda was the A1 Auto Body update. Director Messmore stated that no appraisals have been received yet and hopes to have them for the next meeting.

Mike Clark updated the board on the St. Clair properties. He stated that the mylars need signed and then the next step would be to get council's approval. Once he receives approval from council they will get recorded and they will be in Redevelopment's hands. Director Messmore asked to get approval to proceed with appraisals and advertisements for these lots. A motion was made by Tony Abbott and a second by Dennis Hutchins. Motion passed.

Mario Todd was on the agenda next regarding the remaining lights at Durbin Plaza. He stated that demolition is 99.9% complete. He received a quote from Howard Excavating for \$4,200.00 to remove the five lights so it could be shovel ready. Tony Abbott had a few questions on why this wouldn't be included with the demolition and requested them to check the contract. A motion was made by Paul Seymour Sr. to have the board pay to have the lights taken out contingent upon contract review. A second was made by Dennis Hutchins 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. No comments from the audience.

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