

LAWRENCEBURG REDEVELOPMENT COMMISSION

June 27, 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. Paul Seymour Sr. stated there was one change needed on his name. Tony Abbott asked if the motion was correct in the minutes regarding the Durbin Plaza light removal. Paul Seymour Sr. stated that it was correct. He said it stated it was contingent upon contract review. A motion to approve the May 16th meeting minutes with corrections was made by Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Under announcements Chairman Davis stated that there were no bids received for 322 Short Street. Director Messmore said we have to wait thirty days then we can negotiate with any interested buyers.

Kelly Brookbank read the financial report. The fund balance as of June 20, 2016 was \$2,372,387.60. Dennis Hutchins asked if the board could be provided with the information regarding promised monies for projects we have committed to.

Under new business Director Messmore asked for permission to get 119 Short Street, 111/115 Short Street, and 37 High Street appraised. A motion to approve the appraisals was made by Dennis Hutchins and a second by Tony Abbott. Motion passed.

Andy Lohmiller came forward to discuss his proposal for new development on Walnut Street. In the packets he included a copy of his proposal for 533 Walnut LLC, which he read to the board. He stated that he wanted to develop a combination of retail and office buildings located on 535, 533 and 531 Walnut Street. This will be a multi owner entity structured as a real estate syndicate. It will take an equity based approach with a medium to small debt position to maximize leveraging and ROI for its members. Andy stated he has equitable interest in 535 and 533 Walnut Street via an executed purchase agreement with

the current title holder. 531 Walnut Street is owned by Lawrenceburg Redevelopment. Andy stated he is here tonight to ask the board for equitable interest in the lot located at 531 Walnut Street for one year. Andy said that parking is an issue and they will need to have enough parking to be up to code. After discussion Attorney Weldon stated that he would draft a contract and bring it to the next meeting. Paul Seymour Sr. asked if the lot would get returned to us if the project fell through. Andy spoke and said he doesn't want the lot if the project falls through. A motion was made to accept Andy Lohmiller's request by Tony Abbott. A second was made by Dennis Hutchins and the motion passed.

Perry Seamon was not able to make it to the meeting to make his proposal on 353 Short Street. Director Messmore came to the podium and read Mr. Seamon's proposal of \$100 for the lot on 353 Short Street. Dennis Hutchins asked if the utilities were okay on this property. Utility Director, Olin Clawson came forward and stated that for any redevelopment property they will extend utilities to the property line. They will only charge for the material cost. There will be no labor cost. After discussion Paul Seymour Sr. said they need a hard number for the amount of the materials needed for this property. Dennis Hutchins said going forward he would like to see the utility cost prepared before the meetings. Dennis Hutchins made a motion to proceed with the offer on 353 Short Street. A second was made by Bob Rybolt and the motion passed.

Under new business Mary Crook came forward to request the board's financial help in relocating expenses. MGP bought the building in which her business, the Framery is currently in. She provided the members with paperwork outlining the costs to relocate. She gave an overview of her business and stated they have been located in Lawrenceburg for 35 years. Dennis Hutchins asked her if she had a location picked out yet downtown. Mary stated that she did not and is still looking. She would like a commitment from the board before she purchases a property downtown. She said they are asking for \$20,000.00 to relocate. Tony Abbott said he doesn't mind helping but advertising should be her cost. Pat Krider came to the podium and stated that Main Street has some money they could help with but not enough for her request. Pat also stated that it is hard to get good businesses downtown and this would be an excellent business opportunity for the

Redevelopment Commission. Mayor Mollaun came to the podium and stated that this is a great opportunity and fits downtown. Paul Seymour Sr. stated that they need to come up with a number tonight. He is not for the marketing and advertising. Paul Seymour Sr. then made a motion to approve \$10,000.00 for relocation expenses. A second was made by Dennis Hutchins and the motion passed. Paul Seymour Jr. came to the podium and stated that was a low number and we needed to have more faith in local businesses that have been here. Jim Crook approached the podium and stated the last time they relocated it cost them \$20,000.00. Dennis Hutchins then made a motion to amend the last motion to give them \$20,000.00 contingent upon them moving to downtown Lawrenceburg. More discussion occurred and the motion died for lack of a second. A new motion was made by Dennis Hutchins to allocate the money and grant them up to \$20,000.00 which would be paid upon presentation of invoices and Main Street would administer the grant. A second was made by Bob Rybolt and the motion passed.

Next, Betty Skipton came forward from Meador's. They are located in the same building as the Framery and want the commission's help in finding a location. Director Messmore said that he has a gentleman that has a property of interest for her and he will contact her tomorrow.

Under old business, Attorney Weldon gave an update on the Lyons/Williams agreement. He said the agreement is being finalized. This purchase agreement will be the template for the rest of the agreements going forward. Consistency is important. He also stated that the Luke Brett property has unpaid taxes. Luke Brett failed to pay his taxes and the board needs to go ahead and pay those before it goes to tax sale. He plans to send a demand letter to Mr. Brett to get the money back. A motion to pay the claim for the taxes was made by Tony Abbott and a second by Bob Rybolt. Motion passed.

Next under old business, Linda Mitchell came forward representing Trinity Dry Cleaning. She came to the board last month with a business proposal. She stated she would present her proposal again since member Bob Rybolt was absent last time. After she finished her proposal she stated that 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. Tony Abbott stated that he doesn't think this falls under the redevelopment commission. This request is economic development. Attorney Weldon stated that he does believe economic development falls under the umbrella for the redevelopment commission. After more discussion, Barry Mitchell from Trinity Dry Cleaning came forward and stated that the vehicle is the artery that gets the garments back to the heart of production which would be their plant in Lawrenceburg. The route is 150 miles a week which saves people the trip and is another aspect of their "green" company. Chairman Davis asked the board for a motion to approve the training costs of \$34,500.00. No motion was made. Bob Rybolt made a motion to approve equipment purchase request of \$42,000.00 contingent upon receipts. A second was made by Dennis Hutchins and the motion passed. Lastly, a motion was made by Dennis Hutchins to give Trinity Dry Cleaning \$30,000.00 of their request for the purchase of a van contingent upon receipt. A second was made by Bob Rybolt. Roll call: *Bob Rybolt-yes; Tony Abbott-no; Paul Seymour Sr.-yes; Dennis Hutchins-yes. Motion passed.*

Attorney Weldon asked the chairman if he could proceed with a few more updates. He stated that Premier Energy is on track. They have purchased the property from Mr. Lawrence. He stated that the terms and structure of the agreement will match what the board voted on. He also stated that the Kroger Plaza is on track and there are three anchor stores interested. Two out of the three will be accepted. Once leases are signed, build outs will be done within 90 to 120 days. All monies will be paid on the back end of the project.

Next under old business, Director Messmore stated that the A1 Auto Body appraisals averaged to \$285,500.00. He asked for permission to make an offer to purchase A1 Auto Body and negotiate if needed. Tom Schneider came to the podium and stated that environmental studies need to be done on this property. Chairman Davis stated that part of the agreement should include the environmental studies. Andy Lohmiller came to the podium and stated that a Phase 1 would cost around \$5,000.00 to \$6,000.00. He also said that a Phase 2 would cost \$20,000.00. After more discussion, Paul Seymour Jr. came to the

podium and stated he thinks we should focus on the river front first. Director Messmore stated that he is withdrawing his request to negotiate. After further discussion, a motion was made by Dennis Hutchins to allow Director Messmore the authority to approach the owners with the two appraisals and discuss what the board's intention is with the property and see if they are open to working with us. Bob Rybolt made the second and the motion passed.

Director Messmore asked for a motion to table Maple Street. A motion to table was made by Tony Abbott and a second by Dennis Hutchins. 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. Tony Abbott made the motion and the second was made by Dennis Hutchins. Motion passed and the meeting adjourned.