

## LAWRENCEBURG REDEVELOPMENT COMMISSION

August 8, 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. A motion to approve the July 11<sup>th</sup> meeting minutes was made by Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Under announcements Attorney Weldon stated he had some updates for the board. The first update was regarding Trinity Dry Cleaners. The vehicle has been purchased and the monies have been distributed accordingly. The second update is regarding Durbin Plaza. Attorney Weldon stated that they were able to close on the real estate transaction. There was additional work that needed to be done. DIY agreed to pay for half of the cost to complete the work and the taxes. Tony Abbott spoke up and said that it was not okay that he met internally and made a decision. He said it is the board's decision. He said the board only agreed to map it. Attorney Weldon said he acted upon the decisions and advice of the board. Dennis Hutchins stated that there was an executive session that permitted Del to continue with negotiations. He asked Attorney Weldon how much this will cost the board. Attorney Weldon stated the total came to \$34,000 and DIY will pay half. Dennis Hutchins stated he wants to go on the record and in the future he would like the board to go into session before a decision like this is made. Attorney Weldon stated that he made a legal decision and both points are valid. There was additional discussion regarding the quotes. Tony Abbott finished the discussion by stating that he wants the proper procedure followed.

Tony Abbott stated he had another comment regarding Attorney Weldon's announcements. He asked why we paid for the wallpaper/wrap for Trinity Dry Cleaner's van. He stated that the board voted to purchase a van and not a wrap. Attorney Weldon responded that he executes the desire of the board based on attending meetings and reviewing minutes. He stated that after the meeting he interpreted that her money would be capped at \$30,000. After more discussion

Dennis Hutchins stated that in the future we need to include everything in the motion and it is time to move on.

Kelly Brookbank read the financial report. The fund balance as of August 1, 2016 was \$2,618,637.37. Dennis Hutchins spoke and stated that actual balance is \$1,279,400.11 based on our commitments to other projects.

Chairman Davis asked if he could move Mary Jo Schuld to the top of the agenda. Mary Jo Schuld and her grandson AJ Waltz came to the podium. AJ explained that his grandmother wishes to purchase the property at 215-217 E. Center Street. Chairman Davis explained the process of getting the advertisements in the paper and the timeframe it would take before she can bid on the property. Tony Abbott made a motion to get 215-217 advertised and Dennis Hutchins made the second. Motion passed.

Next under new business Ryan Goode came forward to present his proposal to purchase 322 Short Street. Director Messmore explained that there are two lots on 322 Short Street and he needs permission from the board to get the lots surveyed. Dennis Hutchins made a motion to get the lots surveyed and Bob Rybolt made the second. Motion passed. Tony Abbott asked if we separate these lots do we need to re-advertise. Chairman Davis said yes. Director Messmore said that he never contemplated re-advertising. He explained to Ryan Goode that he would have to come back with an offer after it gets advertised again. Tony Abbott made a motion to follow procedure. Chairman Davis asked that it be split, recorded, then both lots be re-advertised. Discussion continued and the motion died for lack of a second. A new motion was made by Tony Abbott to advertise for the two lots on 322 Short Street. A second was made by Bob Rybolt and the motion passed. A motion to appraise lot 21 and 22 of 322 Short Street was made by Tony Abbott and a second by Bob Rybolt. Motion passed.

Rhonda Jefferson with Fancy Pets Grooming Salon came forward and asked the board for help finding a new location in Lawrenceburg for her business. Her current location was just bought out by MGP. She handed out paperwork to the board outlining proposed costs for her to relocate. Chairman Davis asked her to come back to the board once she gets a location.

Chairman Davis recused himself for the next agenda item regarding Strong's Pizza. Vice-Chairman Bob Rybolt stepped in as chairman. The owner of Strong's Pizza, Christian Strong came to the podium to present his proposal to the board. He stated that they have been in business for over 4 years and have two successful restaurants. They are family owned and operated. He stated they have made a deal with Greg Davis to lease his building on High Street. Member Tony Abbott asked if there would be any issues legally since there is pending litigation on the building. Attorney Weldon said there will be a process to make sure the lease is part of the agreement. It would be a receivership process. He continued and said we would receive the lease payments. Christian stated they are asking for financial assistance due to how quickly they plan to open. They plan to open in October. Paul Seymour Sr. asked Utility Director Olin Clawson if there were any outstanding utility bills owed. He said there was not. There was discussion regarding what the board would agree to grant money for. A motion was made by Tony Abbott to give \$49,000 to Strong's Pizza for the specific items of a brick oven-\$32,000, plumbing/gas line-\$2,500, 60 quart mixer-\$10,000, pizza making table-\$1,500, refrigeration-\$3,000. In addition the board would allow him to come back to request money for ventilation costs. A second was made by Dennis Hutchins and the motion passed.

Chairman Davis came back into the room and continued with the meeting.

Under old business Director Messmore asked to table 18 Bielby. He stated there is an interest in other properties that would involve council and another pending issue.

Next under old business Director Messmore spoke about A1 Autobody. He stated that the board authorized him to offer \$285,000. After he made the offer there was a counter of \$375,000. Director Messmore stated that the board can be done or if there is enough interest then we would need the owner to do an additional appraisal. Bob Rybolt made a motion to walk away from it. Tony Abbott made the second 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. Paul Seymour Sr. made the motion and the second was made by Dennis Hutchins. Motion passed and the meeting adjourned.