

LAWRENCEBURG REDEVELOPMENT COMMISSION

September 12, 2016

5:00 P.M.

The meeting was called to order by Chairman, Mel Davis. The roll call was taken with Vice-Chairman Bob Rybolt and school board member Pat Myers being absent. Chairman Davis asked for approval of the minutes. A motion to approve the August 8th meeting minutes was made by Paul Seymour Sr. and a second by Tony Abbott. Motion passed.

Under announcements Chairman Davis stated that there were no bids received for 215-217 Center Street. Director Messmore said we have to wait thirty days then we can negotiate with any interested buyers.

Next under announcements, Director Messmore stated the arm's length approach has historically been in place in terms of the thirty day waiting process. Further, Director Messmore announced potential work sessions scheduled between the Redevelopment Commission and City Council as a way to make information work more efficiently. Tony Abbott requests a Steering Committee for the levy project and after discussion it was determined that this was a separate committee for a different meeting. Dennis Hutchins requested clarification if a joint session goes against the independence of the Redevelopment Committee and City Council. Director Messmore clarified this was designed for equal sharing of information. Mayor Mollaun clarified this was not a statutory issue, the purpose would be to streamline the process, and that nothing has changed. After further discussion, Chairman Davis directed the commission to move on.

Cari Kettman read the financial report. The fund balance as of September 6, 2016 was \$2,564,587.57 and that the balance after monies allotted to projects was \$1,228,300.31. Paul Seymour Sr. asked for one item of clarification under travel. After clarification by Mayor Mollaun, Paul Seymour Sr. made a motion to approve the financial report. A second was made by Tony Abbott and the motion passed.

There were no items under new business.

Under old business, Attorney Del Weldon gave an update on the 322 Short Street property. He stated it has been beyond the thirty days with no bids and it is divided into two lots within arm's length transactions. Tony Abbott asked if the property needed to be re-advertised. Attorney Weldon stated no. Dennis Hutchins asked if the people needed to come back the next time. Director Messmore stated they could.

Next under old business, Attorney Weldon discussed the Lohmiller contract and that the original loan agreement is to be delayed a year. Dennis Hutchins asked if he doesn't move forward, does it revert back to the commission? Attorney Weldon said yes and that it is a "win-win" scenario and that the next step would be to give copies of the proposed contract out in draft form and for Andrew to come in.

Mike Clark requested to revisit the 322 Short Street business clarifying they are separate lots.

Next under old business, Attorney Weldon, stated the Rafferty Development contains a small lot that was not deeded properly and he would be looking into that.

Next under old business, Director Messmore summarized appraisal, offer, counter, denial by the City on the A-1 Autobody property. Director Messmore stated the update is that the City has been approached about taking the average of the two amounts and that he would continue to update the commission.

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.

Under old business, Dennis Hutchins inquired about the ATC letter. Mario Todd stated there is compliance.

Chairman Davis asked for comments from the audience.

Paul Seymour Jr. took the podium and asked if the advertisements could be larger and/or if Center Street properties should be re-advertised with a larger description? Director Messmore stated he understands that question, but that in this case, these properties were pursued by interested parties. After discussion, there was consensus that larger advertisements in the past made no difference but that letters to developers and builders is an additional idea.

Tom Schneider took the podium asking if there was a commercial building owned by a group and appraisal is determined and the asking price is one amount and the appraisal is another amount, what is the procedure? Attorney Weldon stated that was a good question and that scenario would set the highest and lowest.

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.