

LAWRENCEBURG REDEVELOPMENT COMMISSION

Work Session

January 8, 2018

4:00 P.M.

The meeting was called to order by Chairman Abbott. Roll call was read and school board member Bryan Johnson was absent.

The first item on the work session was board nominations. A motion was made by Dennis Hutchins to keep all positions the same for 2018. A second was made by Paul Seymour Sr. and the motion passed.

Director Messmore came to the podium to discuss the Homebuyer's Program. He recommended to the board that the current program of 10% up to \$15,000 be increased to 10% up to \$35,000 for 2018. Dennis Hutchins confirmed that only new permits issued after this vote would be included. Director Messmore confirmed. A motion was made by Dennis Hutchins to accept the Home Buyer's program as presented. A second was made by Randy Abner and the motion passed.

The next item on the agenda was LRC Investment Programs. He stated these programs would be funded by redevelopment and administered by Main Street. He stated this would be a standard process for all applicants. These programs will limit the board's exposure. Director Messmore asked the board for approval that he would sit on the Main Street Committees that would be responsible for these programs. Dennis Hutchins asked for monthly reports to be included in the packets. A motion was made by Dennis Hutchins to accept the LRC Investment Programs. A second was made by Randy Abner and the motion passed. A motion was made by Randy Abner to appoint Director Messmore to the Main Street Committees for one year. A second was made by Dennis Hutchins and the motion passed.

The last topic for the work session was the Rental Property Purchase Package. Director Messmore stated this would improve the acquisition process for redevelopment. He said it is hard to acquire homes that are rental properties

since we are supposed to offer only the average of the two appraisals. He stated this program would add twelve months of rent to the average appraised value. The offer would only be valid upon confirmation of an active rental. He stated in order for the property to be deemed an active rental, the owner would have to have proof of six months of rent. After brief discussion, Dennis Hutchins made a motion to approve the Active Rental Property Purchase Package. Randy Abner made a second and the motion passed. Paul Seymour Jr. came to the podium and suggested requiring them to bring a copy of the current lease for the tenants as a form of proof.

Chairman Abbott asked if there were any comments from the audience. Paul Seymour Jr. came to the podium and made the suggestion to extend the Homebuyer's Program outside of downtown and up on Ludlow Hill. He stated they could start off the same way they did it downtown. He suggested capping it off at \$15,000. Paul Seymour Jr. asked how many permits have been issued for downtown and Ludlow Hill. Mike Clark stated that last year there were only two permits issued for Ludlow Hill and eight for downtown. Chairman Abbott stated he believes this program is for downtown and does not want to include Ludlow Hill. Dennis Hutchins stated that the board represents the entire city. He suggested looking into this for next year. Mayor Kelly Mollaun came to the podium and made the recommendation that expanding this program to Ludlow Hill isn't something we need to do at this time. He stated that the paint and façade program has been created to include Ludlow Hill.

Mayor Mollaun also wanted to remind the board of the joint work session scheduled for January 18th at 5:00. He stated that Flaherty and Collins would be there to present along with a bond bank attorney and Reedy Financial.

Utility Director Olin Clawson came to the podium and told the board they are doing great things city wide and not just downtown. He stated that at the previous council meeting the board approved a fiscal plan for an annexation study which will have a positive impact city wide.

Tom Schneider came to the podium to ask about the status of the Maple Street Project. Director Messmore stated that the submittal will be in July and they were

unable to get enough information to submit in November for the tax credit program.

Chairman Abbott asked for a motion to adjourn. Dennis Hutchins made the motion and the second was made by Randy Abner. Motion passed and the work session adjourned.