

LAWRENCEBURG REDEVELOPMENT COMMISSION

January 9, 2017

5:00 P.M.

The meeting was called to order by Chairman, Tony Abbott. The roll call was taken with member Bob Rybolt absent. Chairman Abbott asked for approval of the minutes. Dennis Hutchins stated that the minutes reflected that he harassed Linda Mitchell at Trinity Dry Cleaning. He stated he wanted on record that he did not harass her and had a conversation with her. A motion to approve the December 12th meeting minutes was made by Paul Seymour Sr. and a second by Dennis Hutchins. Motion passed.

Under announcements Chairman Abbott welcomed the new board members and thanked Mel Davis for his year of service. Kelly Brookbank read the financial report. The fund balance as of January 5, 2017 was \$2,400,392.73. After our committed project monies the actual balance is \$1,155,892.73.

Next under announcements there was a bid opening for 523,529,535, and 539 St Clair Street. No bids were received. Also under announcements was notification of a joint work session on January 23rd with Council and Board of Works at 5:00p.m.

Under new business Attorney Weldon brought up the properties at the end of Walnut and High Street. He stated that the properties are subject to the Greg Davis loan which is in foreclosure. The foreclosure was preempted by a bankruptcy. Redevelopment has been successful to fill some of these properties such as Strong's Pizza and the Framery. Work One left downtown Lawrenceburg and it's a concern to fill that space. Attorney Weldon continued that there is interest in the remaining buildings but we don't have any legal right to enter into any leases. We have an obligation to pursue those opportunities. He stated that he is hoping that justice will prevail in the bankruptcy matter. The process is taking a lot longer than he wants it to. Aaron Cook asked if there was a certain point where we could take receivership of these properties. Attorney Weldon stated we tried but the day before the hearing they filed in federal court which

puts everything on hold locally. Dennis Hutchins asked for a forecast about how long this could go on for. Attorney Weldon stated that it could be twelve to eighteen months. There was additional discussion.

Next under new business Bob Ogles came forward to seek approval for funding of his business expansion for the Levee Breaker. Dennis Hutchins asked Pat Krider to come to the podium to explain the possibility of Main Street contributing up to \$10,000.00 to his project. There was discussion regarding the quiet time city ordinance which will be looked into. Aaron Cook asked how much the project is. Bob Ogles stated \$84,000.00. Aaron Cook then asked how much they are seeking from redevelopment and how much Hrezo will be contributing since he owns the building. Mr. Hrezo came to the podium and stated he is going to invest \$15,600.00 into the project. Dennis Hutchins stated he was thinking \$50,000.00 but it wouldn't get paid until the project was completed. Chairman Abbott asked for a motion to recess for five minutes. Paul Seymour Sr. made the motion and Dennis Hutchins made the second. Motion passed. Chairman Abbott reconvened the meeting. Attorney Weldon stated that during the recess no discussions were held and it was explained that Indiana law requires all discussions involving a quorum of members must be held in public only. Paul Seymour Sr. asked the board what they will do if Mr. Ogles is unable to get the \$10,000.00 from Main Street. Dennis Hutchins stated that it should be relayed to Main Street that we are capped off at \$50,000.00. Worst case he could come back and ask Redevelopment for the \$10,000.00. Aaron Cook stated that if the submitted plan is what will be completed then he will vote for it. The board stated that they are open to working with him if he has trouble coming up with the money up front. A motion to grant \$50,000.00 to the Levee Breaker for the proposed project after completion (certificate of occupancy) was made by Dennis Hutchins. They can come back to the board if they are unable to secure funding from Main Street. A second was made by Aaron Cook and the motion passed.

Next under new business Matt Davis came forward to ask for the purchase of the historic Firehouse. Director Messmore stated that we received both appraisals. The average of the two appraisals is \$91,000.00. He would recommend that we go with the \$88,000.00 offer that Matt Davis made previously. Dennis Hutchins

asked if the current equipment would remain with the purchase of the building. Matt Davis stated that it would. Paul Seymour Sr. made a motion to offer \$74,000.00. Mr. Davis stated that he couldn't do that. They would be taking a loss that way. The motion died for lack of a second. Dennis Hutchins made a motion to purchase the firehouse back for \$88,000.00 contingent upon clean title search. He added that they will split the closing costs. A second was made by Paul Seymour Sr. and the motion passed.

Matt Davis continued with his second request which he brought to the last meeting for his business Beebs and Bubs. He stated he was able to get the amount down significantly for the coolers. The updated cost after receiving around twenty quotes was \$29,329.54. Dennis Hutchins asked how long he has been open. Mr. Davis stated Beebs and Bubs has been open since May of 2014. He also asked Mr. Davis how much he has financially put into the business. Mr. Davis stated it was around \$400,000.00. Chairman Abbott asked if he receives this grant if they will be open for dinner. Mr. Davis stated that they would be open from 10:00a.m. to 7:00p.m. upon completion. After more discussion a motion was made to give Matt Davis \$29,329.54 to complete his refrigeration/cooling system for Beebs and Bubs. A second was made by Paul Seymour Sr. and the motion passed. Attorney Weldon asked if there were fixtures in the firehouse. Mr. Davis said there was not. Matt Davis invited them to come down and look through the firehouse. Dennis Hutchins asked Mr. Davis if he could be out of the firehouse within thirty days. Mr. Davis agreed to that timeframe.

Under old business Director Messmore brought up the properties of interest on Short and High Street. He asked is there any reason to contemplate a structural review on the Thomas and Scudder properties based on the conditions of fair and poor reflected in the appraisals. He said we could do that or he could make the offer as is. Attorney Weldon stated that he initiated this conversation regarding the structural evaluation. He thinks it would be good to send Mr. Fryman in there to do an initial observation. He wants to make sure we are making offers on structurally sound buildings. He stated they have a duty to make sure all the buildings are safe within the city of Lawrenceburg. Chairman Abbott stated why would they care if they are safe or unsafe if they are going to be torn down

anyways. Dennis Hutchins said they are going to have a joint session on the 23rd and could we add this on the council agenda as well. Director Messmore stated that this offer would have to go to council because this will exceed our budget. Director Messmore stated that it is appropriate for us to offer in accordance with the average of the two appraisals. After discussion, Paul Seymour Jr. came up to the podium and asked why they wouldn't just keep the negotiations in good faith right now. He said it's well known what we want to do in that area. He said there is no reason to make one of them mad. Director Messmore stated that 111-115 Short Street came back at \$170,500.00 and 37 E. High was \$160,000.00. He stated that the average of 119 Short Street was \$123,500.00. Director Messmore confirmed that the representative for 119 Short Street indicated an offer around \$80,000.00. Olin Clawson came to the podium and stated he made an offer to develop that area and doesn't want to wait a year to start. He would like to act on his plan quickly. Aaron Cook made a motion to offer 111-115 Short Street the average of the two appraisals at \$170,500.00. Paul Seymour Sr. made the second and the motion passed. Roll call: *Dennis Hutchins-abstain; Aaron Cook-yes; Paul Seymour Sr.-yes*

Aaron Cook made a motion to offer 37 East High Street \$160,000.00. Dennis Hutchins made the second and the motion passed. Aaron Cook made a motion to offer 119 Short Street \$78,000.00 and allow Director Messmore to go up to \$85,000.00 if necessary. Dennis Hutchins made the second and the motion passed.

Next under old business was Mike Berberich's request for Crown Car and Coach. Director Messmore stated that Mr. Berberich was unable to attend tonight's meeting but asked that a decision be made. Chairman Abbott stated he has already received a lot of money from the city. Chairman Abbott made a motion to turn down Mr. Berberich's request. A second was made by Paul Seymour Sr. and the motion passed.

Last topic on old business was the LMU bill for the Luke Brett property on St Clair Street. There was an outstanding bill of \$3,999.65. Attorney Weldon stated that LMU is going to send it to collections. Paul Seymour Sr. asked if another home

gets built on this property will there be any problems? Utility Director, Olin Clawson came to the podium and stated there won't be any problems.

Chairman Abbott asked for a motion to pay the claims. A motion was made by Aaron Cook to pay all claims. A second was made by Dennis Hutchins and the motion passed.

Chairman Abbott asked for a motion to adjourn. Paul Seymour Sr. made the motion and the second was made by Aaron Cook. Motion passed and the meeting adjourned.