

LAWRENCEBURG REDEVELOPMENT COMMISSION

February 12, 2018

5:00 P.M.

The meeting was called to order by Chairman, Tony Abbott. The roll call was taken with member Paul Seymour Sr. absent. Chairman Abbott asked for approval of the minutes. A motion to approve the January 18th meeting minutes was made by Dennis Hutchins and a second by Owen Cross. Motion passed. A motion to approve the January 18th work session minutes was made by Dennis Hutchins and a second by Randy Abner. Motion passed. A motion to approve the January 8th work session minutes was made by Dennis Hutchins and a second by Randy Abner. Motion passed.

Chairman Abbott asked if there were any announcements. Director Messmore asked the board if they would contribute \$1,000 to the 2018 Site Selectors Guild held in Cincinnati on March 19th. He would attend and represent Lawrenceburg Redevelopment. A motion was made by Randy Abner to approve the \$1000 contribution. A second was made by Dennis Hutchins and the motion passed.

Kelly Brookbank read the financial report. The fund balance as of February 5, 2018 was \$2,575,767.03. After our committed project monies the actual balance is \$1,643,402.76. Director Messmore made a statement regarding upcoming exposure amounts around \$300,000.

Under new business Director Messmore asked the board to approve him to make formal offers for the lots recently appraised. The first two lots are owned by Tom Berry. The average of two appraisals for 215 Margaret Street came to \$9,250. The average of two appraisals for 501 Arch Street came to \$38,000. Director Messmore stated that since 501 Arch Street was proven to be an active rental an additional \$14,290.04 would be added to the appraised value of the property. He reminded the board this was part of the Active Rental Property Purchase Package the board recently approved. The total purchase price for 501 Arch Street would be \$52,390.04. Dennis Hutchins said that he previously stated he didn't want to give more than \$60,000 for these properties. He suggested an offer of \$55,000.

After discussion, Owen Cross made a motion to allow Director Messmore to make formal offers to Tom Berry for 215 Margaret Street and 501 Arch Street with an additional \$500 for each rental unit. Randy Abner made the second.

Roll call: Owen Cross-yes; Randy Abner-yes; Dennis Hutchins-no

Motion passed. The next offer would be to E&R Rentals for the properties on East High Street. The average of two appraisals for 224 East High Street came to \$12,250. The average of two appraisals for 242 East High Street came to \$52,000. Director Messmore stated that 242 East High Street proved to be an active rental so an additional \$7,500 would be added to the appraised value of the property. The total price to purchase 242 East High Street is \$59,500. The last property for E&R Rentals was 252 East High Street. The average of the two appraisals came to \$20,000. A motion was made by Dennis Hutchins for Director Messmore to make formal offers for 224, 242, and 252 East High Street with an additional \$500 for the active renters. A second was made by Randy Abner and the motion passed.

Paul Seymour Sr. arrived at 5:17p.m.

Next under new business, Director Messmore discussed the three walls that need repaired. The first two are the walls on the side of the Carpenter Hall building and 35 East High Street. He stated these walls were exposed after the demolition of the adjoining properties and are in need of repair. Mike Clark stated that Mario Todd received three quotes. The lowest quote was from Top Quality for the amount of \$38,520. Mike Clark made the recommendation to go with Top Quality for this job. Chairman Abbott asked about the additional cost listed for scaffolding. Mike Clark confirmed there will not be any additional cost for that. A motion to accept the quote from Top Quality was made by Dennis Hutchins and a second by Owen Cross. Motion passed. Director Messmore stated the third wall in need of repair is located on the side of the row house on 140 East High Street. Mike Clark recommended having a structural engineer inspect before investing the estimated \$67,355 to repair the wall. Dennis Hutchins discussed the possibility of a business coming in and wanting to have the side door installed in that wall. Mike Clark recommended the board wait until the structural engineer gets a report done and a decision could be made in March. Paul Seymour Sr. asked why we should put that much money in it if we are only going to be selling

it soon. Mike Clark stated the building needs to be protected and is currently not structurally sound. He estimates the actual cost for repair to be anywhere from \$80,000-\$100,000. The board agreed with getting the structural engineer and no further action was taken.

Director Messmore discussed the Lotus Property. He asked the board for a formal motion to make the property available for the potential Flaherty and Collins development project. A motion was made by Dennis Hutchins to make this property available for the Flaherty and Collins potential development. A second was made by Owen Cross and the motion passed. Director Messmore stated that the property also needs approval to get surveyed. Dennis Hutchins asked Mike Clark how much the survey would cost. Mike Clark estimated around \$3,000. Mr. Hutchins also wanted to know what the purpose of this survey was. Mr. Clark stated that this property has never been surveyed and a survey would resolve boundary issues and make the property marketable. A motion was made by Randy Abner to authorize Mike Clark to get the Lotus Property surveyed. A second was made by Dennis Hutchins and the motion passed.

Under old business Paul Seymour Sr. addressed a claim that was listed for approval. The claim in question was to Lawrenceburg Municipal Utilities for the reimbursement of improvements made to the Lotus Property. Director Messmore stated that there was an agreement to make improvements for the rodeo that would benefit the property in the long run. The improvements made would make the property more marketable. Dennis Hutchins stated this was discussed two years ago and we agreed to it. He made the suggestion to wait on reimbursement and that Mr. Clawson stated they are fine with being reimbursed any time before the property is sold.

Under old business Director Messmore provided the board with numerous updates. The first update was regarding Dearborn Plaza. He stated that the developer is working hard to find another tenant to replace IGA. He confirmed that no money has been paid to the developer yet. Randy Abner stated that we need to have a timeline included in all future contracts. There wasn't a timeline in

this contract and he wants to know how long we have to let this ride. Director Messmore stated that there is no end date in the contract, so we have to wait.

The next update was the McLain renovation of 132 & 134 Walnut Street. Director Messmore provided a brief summary of the work being done. Dennis Hutchins asked if there is a timeline. Director Messmore stated not at this time.

The next update provided by Director Messmore was for the Maple Street project. He stated he is waiting for an update and should be able to provide one by April.

The last update provided by Director Messmore was regarding the investment programs run through Main Street. He stated there were two applicants at the recent committee meeting. He continued that a detailed report was provided in the packets.

The last item on the agenda was regarding Terry Miller from The Battery Store. He came forward to explain to the board why he was unable to renovate the former veterinary office to open up his store. He also publically apologized to Mike Clark. The board thanked him for the update and told him he is welcome to bring back his proposal when he finds a site for his store.

Chairman Abbott asked for approval of claims once properly certified. A motion was made by Dennis Hutchins to approve the claims once properly certified. A second was made by Owen Cross and the motion passed.

Chairman Abbott asked for any comments from the audience. Paul Seymour Jr. came forward and wanted to confirm that the board wanted both of Mr. Berry's properties and that it was an all or nothing deal. The board confirmed they only plan to purchase if they get both properties. Mr. Seymour Jr. had a few follow up questions regarding the wall repair and possible demo of the addition to the Carpenters Hall.

Chairman Abbott asked for a motion to adjourn. Dennis Hutchins made the motion and the second was made by Owen Cross. Motion passed and the meeting adjourned.