

LAWRENCEBURG REDEVELOPMENT COMMISSION

March 12, 2018

5:00 P.M.

The meeting was called to order by Chairman, Tony Abbott. The roll call was taken with all members present. Chairman Abbott asked for approval of the minutes. A motion to approve the February 12th meeting minutes was made Paul Seymour Sr. and a second by Owen Cross. Motion passed.

Chairman Abbott asked if there were any announcements. Director Messmore stated that he is currently working on requests for proposals for the lots adjacent to the Civic Park project. He stated the template being used requires the average of two appraisals for the lots. He continued that he is seeking a motion to get appraisals on the commercial lots. Director Messmore asked Mike Clark if we needed to get it surveyed. Mike Clark said yes and that the board could consider a consolidation survey to join the two lots together. He stated this would be good for marketing the property. A motion was made by Randy Abner to get a consolidation survey. A second was made by Owen Cross. *Roll call: Owen Cross-yes; Randy Abner-yes; Dennis Hutchins-no; Paul Seymour Sr.-no. Chairman broke the tie with a yes vote.* Motion passed. There was discussion and Dennis Hutchins wanted to change his vote to yes. Randy Abner made a new motion to get a consolidation survey. A second was made by Dennis Hutchins. *Roll call: Owen Cross-yes; Randy Abner-yes; Dennis Hutchins-yes; Paul Seymour Sr.-no* Motion passed. A motion to have the property appraised upon completion of survey was made by Randy Abner and a second by Dennis Hutchins. *Roll call: Owen Cross-yes; Randy Abner-yes; Dennis Hutchins-yes; Paul Seymour Sr.-no* Motion passed.

Kelly Brookbank read the financial report. The fund balance as of March 5, 2018 was \$2,500,522.40. After our committed project monies the actual balance is \$1,568,158.13.

Under new business Director Messmore stated that he is moving Anchor Development to the end of the meeting. The first item of new business was

regarding E&R Rentals. E&R Rentals made a counter offer to the board for the 224, 242, and 252 properties that was \$115,184 more than the original offer. His recommendation to the board was to reject the counter offer and take no further action. A motion was made Dennis Hutchins to reject the counter offer and take no action. A second was made by Randy Abner and the motion passed.

Next under new business was the car wash. Director Messmore stated that he has been contacted by the Mayor's Office and the Police Department regarding the former car wash on the corner of Tate and Lake Street. He stated that he would like to get appraisals on this property. There was discussion regarding a possible expansion of the police department. A motion was made by Dennis Hutchins to get appraisals on the corner of Tate and Lake Street. A second was made by Paul Seymour Sr. and the motion passed.

Next under new business was Dave Staab regarding 519 Martin Luther King Drive. Director Messmore stated that originally the board agreed to sell Dave Staab's father the lot upon proof of financials. He stated that unfortunately his father fell ill and will not be able to pursue this anymore. Director Messmore stated that Dave Staab would like to continue with the purchase and build a market home. Paul Seymour Sr. asked if his other houses were completed or had contracts. Dave Staab confirmed that all had contracts. Dennis Hutchins stated he has been a good builder and has been faithful to this board. Attorney Weldon stated that this property will qualify for the New Home Buyers Program. Dennis Hutchins asked Mr. Staab if he had a proof of financial letter from the bank. Mr. Staab provided Director Messmore with the letter at the meeting. A motion was made by Dennis Hutchins to sell Dave Staab the lot at 519 Martin Luther King Drive for \$100. A second was made by Randy Abner and the motion passed.

Under old business Director Messmore provided the board with an update on the Maple Street Project. He stated the scores were not high enough to be competitive and therefore Herman and Kittle are terminating their contract. Director Messmore stated that he wants to continue to try to find a senior housing development for that property and will continue to do so. After brief discussion a motion was made by Dennis Hutchins to reserve the Maple Street

property for senior housing. A second was made by Owen Cross and the motion passed.

Under old business Director Messmore stated there was a report regarding the Main Street programs included in their packets.

Next under new business was 542 West High Street and 300 Margaret Street. Director Messmore stated these properties are going out for bid for demolition. Mike Clark confirmed they would be advertised in Thursday's paper. Director Messmore stated that 501 Arch Street needs approval to go out for demolition. A motion was made by Dennis Hutchins to get 501 Arch Street demolished. A second was made by Randy Abner and the motion passed.

Under old business Director Messmore stated that Mario Todd passed out the plans for the west wall renovation for 140 East High Street. Mario stated the cost was \$2200 higher due to the foundation footing needing more reinforcement. Randy Abner asked if this will blend in aesthetically. Mario Todd said that it would. Dennis Hutchins stated he thought the whole point was to get this done before the winter months. He suggested possibly waiting a few months. Mario Todd stated the goal was to get this finished prior to the Civic Park construction. Paul Seymour Jr. came to the podium and made the suggestion to put the project on hold and attempt to find a buyer first. Mario Todd stated he is only following the instructions of the board. Mike Clark spoke and stated that the positive to this repair is that it would fix the wall permanently. He also stated that this project would be aesthetically pleasing to the eye especially since a six million dollar park is being built next to it. He continued that the Historic Preservation Commission awarded a certificate of appropriateness for this project. Mayor Mollaun spoke and stated if the property doesn't sell quickly, it wouldn't be ideal to wait until after the park is completed to do this project. He stated that we wouldn't want to tear up the new park to get the equipment there to get the project done after the fact. There was much discussion regarding types of doors including potential garage doors being installed on the wall of 140 East High Street. The board agreed that they wanted alternative egress ideas and a further study on the garage doors for that project before they proceed.

Although not on the agenda, Attorney Weldon asked the board for approval to pay an invoice for a firewall that was installed on 176 East High Street. He stated this is part of our firewall grant that is still in place. A motion was made by Dennis Hutchins to pay the invoice for the firewall grant. A second was made by Randy Abner and the motion passed.

The last item was Anchor Development, LLC for modification of their agreement. Scott Hale came forward to present. He stated he was here to see if the board would approve Planet Fitness to be added as an anchor tenant. He stated he understood the agreement would need to be modified, if approved. He continued with the reasons why IGA failed and why he has been unable to obtain any other IGAs. One of the main reasons is the market isn't there for a grocery store. He also stated the space was too large for a small grocery store to succeed. He stressed that he needs long term tenants. Planet Fitness would be long term and they have proven success. Mr. Hale continued that Planet Fitness would bring in 20 employees with a possibility of additional trainers. Dennis Hutchins stated that two anchor tenants are what he based his vote on. He asked why we couldn't get a food supplier in there. Attorney Weldon stated that we never requested an IGA. He stated that two of the three tenants listed in the contracted needed a certificate of occupancy and we aren't required to pay. Mayor Mollaun stated that a grocery store was mentioned at the time of the negotiations. He stated that aesthetically the plaza looks great. He continued that we need to come up with a grocer/retail to fill the space. Director Messmore stated that the outcome was to get a fully developed/renovated mall. He stated he doesn't want to be on record pushing an IGA if that's not what the market needs. Mayor Mollaun stated that we will not pay out any money until the project is completed. He stated for him to come back with a grocer and he might be able to get a modification. Chairman Abbott stated the board will consider if you come back. Scott Hale stated he will continue to work hard to find a grocery store to fill that space.

Although not on the agenda, Mario Todd informed the board that the tuck pointing is complete on the two properties on the corner of Short and East High Street. He asked the board if they would like sealant added so it could be painted down the road or to leave it as brick. After discussion, a motion was made by

Randy Abner to proceed with the sealant. A second was made by Dennis Hutchins and the motion passed.

Chairman Abbott asked for approval of claims once properly certified. He stated an additional claim needed to be added to LMU for utilities on 300 Margaret Street. He stated the total was \$56.62. A motion was made by Dennis Hutchins to approve the claims once properly certified. A second was made by Paul Seymour Sr. and the motion passed.

Dennis Hutchins brought up the Flaherty and Collins development on West High Street. He stated this board had already passed a favorable recommendation to council previously. There was discussion regarding this potential development.

Chairman Abbott asked for any comments from the audience. Tim Denning came forward and stated that no small grocery store would be able to survive in the Dearborn Plaza. He stated if we force him to get a grocery store in there it will close in six months. Chairman Abbott stated the agreement requires him to get a grocer/retail. Tim Denning continued that he doesn't understand the opposition to Planet Fitness. He thinks that would be a great addition to the community. Chairman Abbott stated that with the agreement he has to have the whole space filled. He said by putting a Planet Fitness in, it doesn't fill the space. Chairman Abbott continued that the board is not opposed to it. He said Mr. Hale could get Planet Fitness and fill the rest of the space with a grocer/retail to fulfill his agreement. Chairman Abbott stated if Mr. Hale could find something else to fill the rest of the space then come back to the board. Scott Hale stated he can't take a chance to do that if it is not guaranteed that he would receive his grant monies. Scott Hale stated if Planet Fitness will not qualify as an anchor tenant and he has to find a third tenant to fill the space, then Planet Fitness will be gone. He stated Planet Fitness would want to be opened by August. Scott Hale stated he will remain optimistic and he will try his best to find a grocer/retail to fill the space.

Tim Denning also discussed the renter to owner occupied ratio in Lawrenceburg. He doesn't think we need to bring in another apartment complex. There was much discussion regarding this potential development. Olin Clawson made a favorable recommendation to proceed with the Flaherty and Collins property. He

stated the end result will cause the rates for users to decrease. He stated to bulletproof the civic park project it is imperative to add a high end apartment complex.

Chairman Abbott 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.