

LAWRENCEBURG REDEVELOPMENT COMMISSION

April 9, 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 March 8th work session meeting minutes was made by Dennis Hutchins and a second by Paul Seymour Sr. Motion passed. A motion to approve the March 12th regular meeting minutes was made by Dennis Hutchins and a second by Paul Seymour Sr. Motion passed.

Chairman Abbott asked if there were any announcements. Director Messmore stated that IMPA paid the \$1,000 fee for the Site Selector Guild dinner. He also stated that he received a letter from Richard Richardson regarding investing \$500,000 of redevelopment's money into the bank for ninety days. He asked the board for their approval if they wanted to proceed. Dennis Hutchins made a motion to allow the Clerk Treasurer, Richard Richardson, to invest redevelopment's money for ninety days. A second was made by Randy Abner and the motion passed. Director Messmore continued with another announcement regarding the RFP for the properties surround the Civic Park. He stated there would be a draft available for any board member to review in his office. The last announcement was from Fire Chief, Johnnie Tremain. He asked the board for permission to use any buildings purchased for training purposes before they get demolished. Randy Abner made a motion to allow the firefighters to utilize these buildings for training. Dennis Hutchins made a second and the motion passed.

Kelly Brookbank read the financial report. The fund balance as of April 3, 2018 was \$2,468,911.34. After our committed project monies the actual balance is \$1,536,547.07.

Under new business Director Messmore stated that Scott Hale was back from Anchor Development to present. He stated that Mr. Hale would like to modify the agreement and is here to explain what specifically needs to be changed in order to bring Planet Fitness to the plaza. Director Messmore suggested to the board to

schedule an executive session regarding this matter. Attorney Weldon stated that from a legal perspective the discussion this evening needed to be limited and the contract discussions should occur in an executive session. Mr. Hale came to the podium and thanked the board for their time. He stated that he is asking for the agreement to include Planet Fitness as one of the anchor tenants. He stated he does not want any money up front. He wants the \$540,000 of the \$840,000 to be released upon a certificate of occupation on Planet Fitness. He stated gaining Planet Fitness as a tenant would help fill the plaza to 100% capacity. Mr. Hale continued stating if he was unable to get Planet Fitness as a tenant he feels like it could take a while to secure another tenant and he may possibly lose tenants. Chairman Abbott stated that the City of Lawrenceburg wants to see Planet Fitness in the plaza. There was more discussion and Chairman Abbott asked Director Messmore to get this set for an executive session. Mike Noel came to the podium. He stated he didn't understand why Mr. Hale would put all of his money into the façade before obtaining tenants. He continued that there shouldn't be an executive session held regarding this. He thinks the meeting should be public. Mayor Mollaun spoke and stated the executive session is for the purposes of the contract only. Attorney Weldon confirmed that the session would be for the legal contract discussion only. Paul Seymour Jr. came to the podium and stated that he hopes the board agrees to stick to the contract as written. He stated that it is not in our favor to rewrite it. Chairman Abbott responded by stating that the board is just trying to replace the IGA with Planet Fitness. Tim Denning came to the podium and stated that Planet Fitness would hurt small business owners such as the Athletic Club. He stated that he changed his position since the previous meeting. Mr. Hale came forward and stated he has two smaller tenants interested but they are only willing to come if Planet Fitness resides in the plaza. He stated he is willing to help the other gym and he has no intentions of hurting the town. Ronda Oates came to the podium next. She stated that Mr. Hale is funding her build out and she left Mr. Noel's plaza to go to his. She stated a tenant like Planet Fitness would really be beneficial to her business. There was much discussion and the board thanked Scott Hale.

Next, under new business, were Community Mental Health Center appraisals. Director Messmore stated these lots are adjacent to the Lotus Property where the potential Flaherty and Collins project would be built. He thinks these would be beneficial to the board to go out for appraisals. A motion was made by Dennis Hutchins to get the lots appraised. A second was made by Randy Abner and the motion passed. Director Messmore also brought up 608 West High Street. He stated he was contacted by the owner who wants to sell the property for \$120,000. He thinks this price may be higher than the actual value of the property. He asked the board if they wanted to get appraisals on this property or take it under advisement. The board decided to take it under advisement.

Director Messmore stated he had one other property he was contacted about. The owner of 523 Shipping Street contacted him and wants to sell her property. She is asking \$48,000. He stated he didn't see any reason to go after this property at this time and the board agreed.

Under old business Director Messmore provided an update on the former car wash on the corner of Tate Street. He stated he received the appraisals back and the average of the two was \$93,500. Director Messmore stated the owners were asking for more but he could still make this offer if the board desired. Dennis Hutchins made a motion to offer \$93,500 for the former car wash on the corner of Tate Street. A second was made by Paul Seymour Sr. and the motion passed.

Next under old business was Maple Street. Director Messmore stated he has another company interested in the Maple Street properties. He stated Mary Hada will be down for a site visit next week. If she wants to proceed she will attempt to get the housing tax credit.

Director Messmore informed the board there was a Main Street update in their packets for the board's review.

Next under old business was 140 East High Street. Director Messmore introduced Steve Hudepohl. Mr. Hudepohl explained what would need to be done to obtain an egress. The board wants to see plans and make a decision afterwards on how to proceed. Chairman Abbott asked if we would go out for bids on this. Director

Messmore confirmed that we would go out for bids since the design has been changed. Chairman Abbott asked Attorney Weldon about the easement next to 140 East High Street. He wanted to know if he had completed the transfer of this and Attorney Weldon confirmed that he is working on it.

Next under old business was the quote opening for the demolitions of 300 Margaret Street and 542 West High Street. Mike Clark proceeded to open the bids. The contractors and bid amounts are as follows for 300 Margaret Street: Howard Excavating-\$8,200; Probst Excavating-\$7,800; Angel's Excavating-\$6,950; Wolf Contracting-\$8,725. Mike Clark stated that he has worked with them all in the past and would recommend for the board to go with the lowest bidder. A motion to go with Angel's Excavating for \$6,950 was made by Dennis Hutchins. A second was made by Randy Abner and the motion passed. The contractors and bid amounts are as follows for 542 West High Street: Howard Excavating-\$12,200; Probst Excavating-\$12,750; Angel's Excavating-\$19,340.20; Wolf Contracting-\$16,500. Mike Clark stated that he has worked with them all in the past and would recommend for the board to go with the lowest bidder. A motion to go with Howard Excavating for \$12,200 was made by Dennis Hutchins. A second was made by Randy Abner and the motion passed. Director Messmore told the board to expect a claim for \$975 for the asbestos abatement.

Director Messmore requested to form a construction subcommittee so the board can expedite the information throughout the month and be more informed for the board meetings. A motion was made by Paul Seymour Sr. to nominate Dennis Hutchins as a construction subcommittee member from redevelopment. A second was made by Randy Abner and the motion passed.

Mike Clark informed the board that he just received the Lotus property survey and the consolidation survey for Short Street.

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. Mike Noel came to the podium and stated that he is not against fair competition. He stated this situation with Mr. Hale and Planet Fitness is not fair. There was much discussion and he ended with saying that it is hard to compete with free. Mr. Hale came to the podium and stated he is open to any suggestions regarding the situation. He continued that he is not looking to run anybody out. He thinks the plaza will benefit from having Planet Fitness. Ronda Oates came to the podium and stated that honest competition is needed. Tom Schneider came to the podium and stated he understands where Mr. Noel is coming from. He told the board not to lose sight that they are bringing back a facility that needed major developments.

The last comment was made by Mayor Mollaun. He announced that there would be a groundbreaking of the Civic Park on May 4th at 11:00a.m. He encouraged everyone to attend. He also stated that the Flaherty and Collins meeting would be held the first week of May.

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.