

LAWRENCEBURG REDEVELOPMENT COMMISSION

May 14, 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 April 9th work session meeting minutes was made by Dennis Hutchins and a second by Owen Cross. Motion passed. A motion to approve the April 12th regular meeting minutes was made by Dennis Hutchins and a second by Randy Abner. Motion passed. A motion to approve the April 26th work session meeting minutes was made by Dennis Hutchins and a second by Owen Cross. Motion passed.

Chairman Abbott asked if there were any announcements. Director Messmore stated that he would like to table the row house agenda item under new business. Dennis Hutchins made a motion to table. Randy Abner made the second and the motion passed. Director Messmore proceeded to read the three scheduled meetings listed on the agenda as follows: Work Session on May 21st at 4:30 for bid opening of 501 Arch and 215 Margaret; Work Session on May 25th at 1:00 for bid opening for Civic Park; Joint Council Work Session May 30th at 4:30 for Flaherty and Collins financial meeting. Director Messmore continued with announcements. He stated that he needed a motion to approve the abatement of 501 Arch Street. A motion was made by Dennis Hutchins to approve the abatement of 501 Arch Street. Randy Abner made the second and the motion passed.

Kelly Brookbank read the financial report. The fund balance as of May 7, 2018 was \$2,348,443.44. After our committed project monies the actual balance is \$1,416,079.17.

Under new business Director Messmore stated that he received both appraisals back for the Community Mental Health lot. The average of the two appraisals is \$47,000. Director Messmore asked the board if they would like him to proceed to make an offer to purchase the lot. He reminded the board this was the lot next to

the proposed Flaherty and Collins property. Dennis Hutchins made a motion to allow Director Messmore to continue with the acquisition process and make a formal offer to Community Mental Health. Randy Abner made the second and the motion passed.

Under old business Director Messmore provided an update on the former car wash on the corner of Tate Street. He stated he has made an offer but hasn't received a response at this time.

Next under old business was Maple Street. Director Messmore stated that additional environmental findings prohibit development at this time. He stated that he will be meeting with Mike Clark and environmental professionals to get a final determination on what we can or can't do. Mike Clark stated that some of the options to remediate the contaminated soil would cost a substantial amount. He stated he will report back to the board once they have a meeting regarding this matter.

Director Messmore informed the board there was a Main Street update in their packets for the board's review. Dennis Hutchins asked a question about the porch on 330 Arch Street. He wanted to know if there would be rails installed. Main Street Director Pat Krider stated that there would be rails.

Next under old business Director Messmore stated that the request for proposals (RFP) for the properties adjacent to the Civic Park was near completion and is being sent to legal for review. He stated his goal was to get this published around the first week of June and seek responses by August of this year. Director Messmore asked the board if they wanted him to advertise this locally and/or regionally. Randy Abner stated that he wanted to advertise the RFP both locally and regionally. Attorney Weldon spoke and stated that he has advocated all along for someone to advise us how to attract these businesses. He feels that a consultant would ensure things were done right. Attorney Weldon stated this person could advertise the RFP and has the connections and resources to do so. He stated this person would work with Pat and Hannah through Main Street. Dennis Hutchins stated that he doesn't want to move too quickly when there are issues with the row house that need to be resolved. Director Messmore stated we

can still go through with the RFP. Dennis Hutchins stated at this time he is not in favor and he thinks the board should wait a few weeks before making any quick decisions on advertising or hiring a consultant. Director Messmore stated the board could continue without a consultant at this time and if in the future they determine they need additional help, they could discuss hiring someone then. There was much discussion from the board. Tom Schneider came to the podium and voiced his opinion on utilizing MKSK and other companies we are working with and have them use their connections to assist in the publication of an RFP. A motion was made by Dennis Hutchins to follow the current timeline to advertise the RFP. A second was made by Randy Abner and the motion passed.

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 Randy Abner and the motion passed.

Chairman Abbott asked for any comments from the audience. Paul Seymour Jr. came to the podium and stated that the board should not get hung up on the row house issues. He stated that as long as the issues are in full disclosure in the RFP, then the board should focus on staying on track.

Pat Krider came to the podium and stated that she is still advocating for the board to hire additional expertise. She stated that if the board does decide to hire a consultant, the consultant should report to the redevelopment board and not Main Street.

Tim Denning came to the podium and stated that he believes the board should hire a professional to assist.

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.