

## LAWRENCEBURG REDEVELOPMENT COMMISSION

July 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 June 11<sup>th</sup> 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 the Small Business Development Center works with and for our board in bringing new businesses into Lawrenceburg and developing their business plans. He stated he has been working with Ginnie Faller and would like to make a recommendation for the board to budget \$3,000 toward their funding next year. The board agreed this was a good idea and recommended that she come to the next meeting to ask the board formally.

Director Messmore stated there would be a grand opening of Hamerlynck on Friday, July 12<sup>th</sup> at 4:30p.m. He invited all members of redevelopment and council to attend.

Director Messmore stated there would be a steering committee meeting at Maxwell Construction regarding the Civic Park at 9:30a.m. on Friday, July 13<sup>th</sup>. Chairman Abbott asked if the RFP went out for the properties surrounding the Civic Park. Director Messmore stated that they are holding off on the RFP until they determine what they are doing regionally. He wants to make sure what is given out locally matches with the regional document. Chairman Abbott asked when it will be ready to go out. Director Messmore stated that it will be soon. He stated he met with MKSK to create a regional marketing plan. He wants to ensure this is done the right way. Dennis Hutchins asked Director Messmore if he will be coming back to the board before any action is taken regarding the RFP. Dennis Hutchins stated he wants to ensure that no action is taken without the board's approval. Director Messmore confirmed that he would bring anything related to the RFP back to the board.

Dennis Hutchins asked Director Messmore for a report on interest regarding the Margaret and West High Street properties. Director Messmore stated the properties are currently being appraised and there have been numerous inquiries regarding these lots. Dennis Hutchins asked if the McAdams contacted Director Messmore regarding West High Street. Director Messmore stated it is agreed upon that we hold onto the West High Street lot for now in anticipation of modifying our standards.

Dennis Hutchins asked for a status report regarding the apartment complex financing. Director Messmore stated that he recently spoke with Daron Kintner about the development agreement. He stated the agreement is in infancy stages. Director Messmore said council will need to meet regarding the financing plan.

Kelly Brookbank read the financial report. The fund balance as of June 4, 2018 was \$2,219,411.70. After the committed project monies the actual balance is \$1,287,047.43.

Under new business, Director Messmore stated that 359 Arch Street has been closed on. He stated there is an asbestos survey ordered. He is making the recommendation to have the property surveyed to obtain clear boundary lines for this property. A motion was made by Dennis Hutchins to get this property surveyed and a second was made by Randy Abner. Motion passed.

Director Messmore informed the board there was a Main Street update in their packets for the board's review. Chairman Abbott requested that dates be added. Director Messmore stated the balances listed below:

- Commercial Paint/Façade-\$17,067
- Residential Paint/Façade-\$25,866
- Sign/Awning- \$2809.50
- Blade Sign- \$10,000
- Existing SBAG-\$28,105
- New SBAG- \$28,877

Next under old business was 230 East Williams Street. Director Messmore stated the owner came back with a counter offer of \$35,000. After discussion, a motion

was made by Randy Abner to stick with the original offer of \$24,999. A second was made by Dennis Hutchins and the motion passed.

Dennis Hutchins asked for an update on Planet Fitness. Director Messmore stated that Mr. Hale is working on the deal and they are still in negotiations.

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 to the podium and stated that he has been getting numerous calls for lots downtown. He made the recommendation to the board to request more money for these lots. He also stated the homes that are being built need to be completely finished before a certificate of occupancy is issued. Paul Seymour Jr. stated that the board shouldn't wait around for 230 East Center Street. He stated that Carl Fryman and Attorney Weldon need to take the next steps as this is an unsafe building. Dennis Hutchins stated that there needs to be some political drive to handle and get this done. Randy Abner stated that we should turn this over to our attorney and Carl Fryman. Chairman Abbott stated that Mr. Fryman held off on taking any action due to the board being in negotiations with possibly purchasing the property.

Tom Schneider came to the podium and asked about the properties owned by Mr. Ricketts on East High Street. Chairman Abbott stated that Mr. Ricketts has one boarded up but does need to get the other one boarded up.

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

