

LAWRENCEBURG REDEVELOPMENT COMMISSION

August 13, 2018

5:00 P.M.

The meeting was called to order by Chairman, Tony Abbott. The roll call was taken with school board member Bryan Johnson absent. Chairman Abbott asked for approval of the minutes. A motion to approve the July 8th 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 there weren't any.

Kelly Brookbank read the financial report. The fund balance as of August 6, 2018 was \$2,111,637.53. After the committed project monies the actual balance is \$1,179,273.26.

Under new business Chairman Abbott stated that Chad Jewitt was unable to be at the meeting tonight. He stated Mr. Jewitt was interested in developing an affordable apartment complex on Maple Street. He asked the board if they would want to open that area to other types of housing besides senior housing. Director Messmore stated the board previously designated the Maple Street property for senior housing. He told the board he has received other interest for a housing development for that area. Dennis Hutchins made a motion to designate the Maple Street property for any kind of housing. A second was made by Randy Abner and the motion passed.

Next under new business was Ginnie Faller with the Small Business Development Center. She gave a brief background of the type of work she does throughout the six southeastern Indiana counties. She stated that she gives no charge business advice to small businesses who want to start or expand their business. She stated they receive funding from the Small Business Association, the State of Indiana, and Purdue University. She stated she has a \$40,000 gap which requires her to seek funding throughout the six counties she works within. Ms. Faller said the small business boot camp that was created in coordination with Main Street was very successful. She stated they have three businesses that completed the course

and are looking for locations in downtown Lawrenceburg. Dennis Hutchins asked what type of businesses they were. Ms. Faller stated the three businesses included a coffee shop, high end tattoo shop, and a dance bar. Mr. Hutchins asked if there were any locations for them. Ms. Faller stated they are still looking. Mr. Hutchins stated the board wants to support her and made a motion to give her \$4,000. A second was made by Randy Abner and the motion passed. Director Messmore stated we would encumber this amount for next year's budget.

Next under new business was the MKSK marketing agreement. Director Messmore stated he provided the board with a scope of services and proposal from MKSK for a marketing package. He stated this would go hand in hand with the request for proposal for the Civic Park properties. He is asking the board for approval to spend up to \$5,000 for this professional service. Dennis Hutchins asked if this would go through Director Messmore's office. Director Messmore responded that it would. Mr. Hutchins stated he thinks it is great and made a motion to spend \$5,000 for this agreement. A second was made by Randy Abner and the motion passed. Dennis Hutchins asked how long it would take to receive this. Director Messmore stated he thinks around four to six weeks. Mr. Hutchins asked if we are holding off on the request for proposals at this time. Director Messmore stated that he will get it out locally first.

Under old business there was a list of updates. Director Messmore informed the board there was a Main Street update in their packets for the board's review. Director Messmore stated that in response to Chairman Abbott's question last week he found out that we do a UCC filing for five years on equipment.

The next update was regarding the row house. Director Messmore stated the wall on 140 East High Street became a bigger issue that required immediate action. He stated that they brought in a historical façade expert to assess the wall. He stated the wall has been fixed and is now structurally sound. Director Messmore stated he received a call over the weekend that shingles were flying off the roof of the row house. He asked the board for permission to get someone to inspect the roof. He also stated they uncovered a termite issue at the row house and brought in an exterminator to inspect and treat the area. He contacted the owner of the

adjoining row house to let him know. The owner stated he was willing to sell the adjoining row house (146 East High Street) to the board. Director Messmore stated we received appraisals on this property that averaged \$45,500. Chairman Abbott stated that we need this property to go with the property we own next door. Dennis Hutchins stated this purchase would make that property more attractive. A motion to purchase the row house at 146 East High Street was made by Randy Abner and a second by Dennis Hutchins. Motion passed.

Director Messmore continued with updates regarding the Lotus property. He stated they are still working on a development agreement with Flaherty and Collins. He stated there is a historical easement on the property for construction. They had a meeting with the Indiana Landmarks and they do not see any conflicts regarding the easement.

The next update was regarding 359 Arch Street. Director Messmore stated there was some asbestos on this property that is being remediated. He also stated there would be a bid opening for demolition of this property and 30 West Tate Street at our next redevelopment meeting. Mike Clark stated the survey for 359 was near completion and he just needed Chairman Abbott's signature.

Next under old business was an update on 305 West Center Street. Director Messmore stated the owner was waiting on a survey to get completed and he plans to start construction immediately.

Director Messmore updated the board on appraisals received. He stated the average of two appraisals for 300 Margaret was \$18,000. He stated this will be going out for advertisement. Director Messmore said the next two properties would be on hold for now. He stated he will get his assistant to coordinate a construction committee meeting to discuss the parameters for competitive pricing for our lots. Director Messmore stated the average for 542 West High Street was \$22,500. The average for the combined lots of 501 Arch Street and 215 Margaret Street was \$16,000.

Chairman Abbott asked for approval of claims once properly certified. A motion was made by Randy Abner 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. Main Street Director Pat Krider came to the podium. She stated she received an email from one of our grant recipients and read it out loud. The Quilters Garden stated the equipment purchased with their grant money has cut their turnaround time in half. With the additional business and monies received they will now be able to purchase their building they rent from. The board thanked Mrs. Krider for sharing.

Paul Seymour Jr. came forward and made the suggestion to allow Maxwell Construction to have control over the row house wall. He stated they are already managing the Civic Park area and it would make sense to have them coordinate the repairs for the row house as well. Dennis Hutchins made a motion to authorize Maxwell to handle the coordination and Randy Abner made the second. Motion passed.

Tom Schneider came to the podium and asked about the request for proposals regarding the Civic Park area. Dennis Hutchins assured him that they are on it and it will be distributed locally for now. He stated they are willing to gamble the extra three to four weeks to get the final product completed with MKSK and could send it out regionally then.

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.