

## LAWRENCEBURG REDEVELOPMENT COMMISSION

September 10, 2018

5:10 P.M.

The meeting was called to order by Chairman, Tony Abbott. The roll call was taken with member Paul Seymour Sr. absent. Chairman Abbott asked for approval of the minutes. A motion to approve the August 13<sup>th</sup> meeting minutes was made by Dennis Hutchins and a second by Randy Abner. Motion passed.

Chairman Abbott asked if there were any announcements. Director Messmore stated the October 8<sup>th</sup> LRC meeting was being moved to October 22<sup>nd</sup> due to a scheduling conflict.

Kelly Brookbank read the financial report. The fund balance as of September 4, 2018 was \$2,093,617.62. After the committed project monies the actual balance is \$1,161,253.35.

Member Paul Seymour Sr. arrived at 5:15p.m.

Under new business, Director Messmore stated no bids were received for 300 Margaret Street. He stated the next step is to wait thirty days and then the board could negotiate at arm's length. He stated he would be setting up a meeting with the construction committee to set up criteria for competitive bids. Chairman Abbott asked if we would go out for a request for proposal (RFP). Director Messmore stated the board could. Dennis Hutchins asked if the other lots were ready to be advertised. Mike Clark stated he is finishing up the consolidation survey. Dennis Hutchins stated he wanted to get the process moving and not wait. He stated he knows there are builders ready to make an offer and get started now. Paul Seymour Jr. came to the podium and stated the board in previous years would immediately advertise after no bids were received. Attorney Weldon stated he thinks we can start negotiating immediately. Mike Clark said he thought there was still a thirty day time period where we had to wait before accepting any offers. Dennis Hutchins asked Attorney Weldon to look into this and find out if we can start negotiating right away.

Next under new business was 619 St Clair Street. Director Messmore stated this lot is behind the gas station in downtown Lawrenceburg. He would like to make an offer of \$25,000 to purchase this property. Dennis Hutchins made the motion for Director Messmore to offer \$25,000 for the property at 619 St Clair Street. Randy Abner made the second and the motion passed. Paul Seymour Jr. came to the podium and made the recommendation to the board to allow Director Messmore to negotiate if necessary and get appraisals if \$25,000 wasn't accepted. Dennis Hutchins made the motion to allow Director Messmore to get appraisals on the property if needed. Paul Seymour Sr. made the second and the motion passed.

Under old business was the Main Street update. Dennis Hutchins asked about the porch on Arch Street. Chairman Abbott stated that the owner is in very poor health at this time. Pat Krider updated the board on the new home buyer's grants. She stated the house on Martin Luther King Drive applied and they will get \$16,900. She stated the balance in the account for those grants is a little over \$128,000. She continued that the grants have slowed down a bit. Pat Krider recommended that the board members get the word out regarding the residential paint and façade program.

Next under old business were the bid openings for the demolitions for 359 Arch Street and 30 West Tate Street. Mike Clark opened the bids for 359 Arch Street. The bidders and amounts were Probst Excavating-\$11,450; Woodridge Homes-\$14,484; Howard Excavating-\$17,200; Angel's Excavating-\$19,200; Wolf Contracting-\$9,950. Dennis Hutchins asked the board to keep in mind this is an unusual lot right on the property line. Mike Clark stated the fence encroaches on our lot and would have to be removed. Mike Clark made the recommendation to go with the lowest bidder. Dennis Hutchins made the motion to go with Mike Clark's recommendation of the low bid of \$9,950 from Wolf Contracting. A second was made by Randy Abner and the motion passed. Mike Clark opened the bids for 30 West Tate Street. The bidders and amounts were Probst Excavating-\$5,750; Woodridge Homes-\$12,689.73; Howard Excavating-\$6,700; Angel's Excavating-

\$9000; Wolf Contracting-\$5800. Mike Clark made the recommendation to go with the low bid of \$5,750 from Probst Excavating. Dennis Hutchins made the recommendation to go with the low bid of \$5,750 from Probst Excavating. A second was made by Randy Abner and the motion passed. Randy Abner asked for the demolition to be held off until Fall Fest was over. Mike Clark stated that wasn't a problem.

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 to discuss some concerns. He stated he thinks the board needs to expedite the lots and try to advertise for them before demolition if possible. He continued that he is disappointed that we aren't working together. He doesn't understand why the RFP that Director Messmore worked on didn't go out. He asked the board if they are talking to a consultant and wanted to know if there was a deal made. Chairman Abbott confirmed there wasn't a deal. Mr. Seymour continued that it doesn't make sense to hire a consultant and pay a monthly salary to them. He stated he is not for it. He continued that he is putting his trust in this board and doesn't need anyone else coming in. Mr. Seymour stated these talks should be discussed in public. Chairman Abbott stated the board hasn't hired a consultant. Chairman Abbott continued that he wants to hear all the options possible. Mr. Seymour raised concerns regarding a letter that was sent out to specific property owners that he wasn't informed about. There was further discussion regarding the RFP that Director Messmore drafted. Dennis Hutchins stated the board approved MKSK to provide a marketing piece to the original RFP and we should have that before our next meeting. Attorney Weldon stated that nobody does anything without including everyone. Paul Seymour Jr. questioned some of the proposed businesses he heard about. Director Messmore stated some of the folks interested aren't able to share their business plans publicly at this time. There was further discussion regarding the park and the properties surrounding it.

Dennis Hutchins asked Attorney Weldon about the Davis properties. He stated that he knows there is interest in the Davis properties but is unsure of who will manage the properties. Attorney Weldon stated they are still in the foreclosure process and it should be wrapping up soon. He stated they had a receiver appointed by the court to manage the buildings temporarily and accept all payments. He continued that they are trying to assist with communications with the receiver and look out for the best interest of the tenants. Al Schrand came to the podium and raised concerns about his deposits with Mr. Davis and if they would get that money back. There was discussion about the possibility of the city making them whole upon ownership.

Tom Schneider came to the podium and asked the board why they wouldn't send out requests for qualifications instead of just picking one realtor/consultant on their own. He asked why they would sit on the RFP for the properties surrounding the park. He continued that he thinks the board should give it a try on their own before they pay someone else money to come in and handle it.

Pat Krider came to the podium to state that miscommunication is an issue and people need to go to the source to get the facts.

Dennis Hutchins stated, for the record, that nobody from the board told Director Messmore not to send out the RFP.

Paul Seymour Jr. came back to the podium and asked to give Mario Todd permission to look into the cost of getting a yard drain with some trenches between the two homes that were built on St Clair Street. He stated they are having flooding there and haven't received any resolution from the contractors that built the homes. He thinks whoever the contractor was should be responsible for paying for this. He stated the two contractors could split the cost. Mr. Seymour recommended going ahead with the work then seeking reimbursement from them to make it right.

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.