

REDEVELOPMENT AUTHORITY MEETING MINUTES

Wednesday, May 8, 2019
Hall of Fame Room

Present: Roger Springman, Regina Hirsch (joined by phone at 6:15 p.m.), Dale Reeves, Lukas Trow, Carl Chenoweth, Ozzie Doom

Absent and Excused: None

Others Present: Mayor Swadley, Director Friedl, Brett Schumacher, Alexander Cramer, Emily Bahr, Gary Becker joined via phone at 6:25 p.m. and exited at 7:00 p.m. Matt Dregne joined via phone at 7:30 and exited at 8:06 p.m.

Call to Order: Called to order at 6:01 p.m. by Springman

Communications:

Springman provided a brief update on the Marathon Site sale and noted the only outstanding issue appears to be related to the storm water issues at the Van Buren property. The City is anticipating receiving a plan for moving forward on May 10th which will then require approval from the County.

Springman provided an update on the Abel Gallery property and noted construction work and the receipt of estimates are delaying the grant application process.

Public Comments:

None

Approval of April 10th, April 16th and April 25th Minutes

Motion by Chenoweth to approve the April 10th meeting minutes, second by Trow. Motion passed 5 to 0.

Motion by Trow to approve the April 16th meeting minutes, second by Chenoweth. Motion passed 5 to 0.

Motion by Trow to approve the April 25th meeting minutes, second by Reeves. Motion passed 5 to 0.

Finance Report

Director Friedl provided a brief summary of the YTD 4/30/19 financial statements for the RDA, TIF No. 5 and TIF No. 8.

Old Business Items

- a. Property transfer committee update

Trow provided a handout outlining the border the Landmarks Commission is proposing for the Powerhouse local landmarks designation application.

Motion by Chenoweth to recommend the Powerhouse parcel and landmark application issue needs to be decided on by the City Council by the end of June, second by Reeves. Motion passed 5 to 0.

- b. Discussion and possible action related to RFEI developer team evaluation and next step

Becker joined by phone at 6:25 p.m.

Springman provided an update to the RDA related to the initial phone interviews held last week with the developer teams who responded to the RFEI.

Motion by Chenoweth recommending further discussion with Bear Development, Curt Vaughn Brink, LLC and General Capital related to being the master developer, second by Reeves. This includes follow up communication with the remaining developers not selected to move forward as master developer. Motion passed 5 to 0.

Springman and Becker will develop an outline and proposed communications for the June proposer's meeting, which is tentatively scheduled for June 26th.

c. Downtown revitalization committee update and possible action on consultant selection

Trow provided an update on the most recent Downtown Revitalization Subcommittee and the results of interviews with MSA and Ayers. Based on those interviews the Subcommittee has decided to move forward with Ayers.

Motion by Trow to accept Ayers proposal pending RDA approval of the final contract, second by Chenoweth. Motion passed 5 to 0.

d. Insurance update

Reeves provided an update on the purchase of insurance for properties owned by the RDA. Only one company provided a quote (excluding the Blacksmith Shop) of \$810 per year.

Motion by Reeves to accept the liability insurance quote from AJ Gallagher pending consultation and approval from Director Gillingham, second by Chenoweth. Motion passed 5 to 0.

e. ** Closed session on Blacksmith Shop settlement discussion with Attorney **

Motion by Reeves, second by Chenoweth to go into closed session at 7:30 p.m. Motion passed 5 to 0.

Motion by Trow, second by Chenoweth to go into open session at 8:06 p.m. Motion passed 5 to 0.

Agenda Items for the June 12th, 2019 Meeting

Insurance

Proposer's meeting

Ayers contract

Adjourn

Motion by Chenoweth to adjourn the meeting, second by Reeves to adjourn at 8:08 p.m.