

REDEVELOPMENT COMMISSION – MINUTES

MONDAY, MARCH 12, 2018

**MEMBERS:** Jason Nicolaou, Lynda Lambert, Corey Kutz, Dr. Robert Taylor, Caleb Edwards

Also in attendance –Attorney Rob Schein, Facilitator Joe LePage, 1<sup>ST</sup> Deputy Mia Riley

Jason Nicolaou calls the meeting to order at 6:30 p.m. and everyone is led in the Pledge of Allegiance.

**MINUTES OF FEBRUARY 12, 2018**

***Motion by Kutz to approve said minutes, 2<sup>nd</sup> by Taylor. Motion carries by a unanimous vote.***

**OLD BUSINESS**

**THE HEART OF LEBANON – REQUEST FOR FUNDING – Tiffany Perdue, Vice President gives a presentation on the request for an additional \$20,000 for Construction Campaign funding. Discussion follows.**

***Motion by Edwards to approve an additional \$20,000 for the Construction Campaign, 2<sup>nd</sup> by Nicolaou. Motion carries by a unanimous vote.***

**NEW BUSINESS**

**RESOLUTION 2018-03 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION OF THE CITY OF LEBANON, INDIANA APPROPRIATING THE PROCEEDS (INCLUDING INVESTMENT EARNINGS THEREON) OF THE LEBANON REDEVELOPMENT DISTRICT BONDS OF 2018. Attorney Rob Schein introduces Catherine Finello Bond Counsel with Krieg Devault she gives an overview on the Resolution.**

**President Jason Nicolaou opens a Public Hearing – no one comes forward – Nicolaou closes the Public Hearing.**

***Motion by Taylor to approve Resolution 2018-03, 2<sup>nd</sup> by Kutz. Motion carries by a unanimous vote.***

**RESOLUTION 2018-05 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION AMENDING RESOLUTION NO. 2018-02 AUTHORIZING THE ISSUANCE OF REDEVELOPMENT DISTRICT BONDS FOR THE PURPOSE OF PROVIDING FUNDS TO PAY FOR LOCAL PUBLIC IMPROVEMENTS AND INCIDENTAL EXPENSES IN CONNECTION THEREWITH AND ON ACCOUNT OF ISSUANCE OF THE BONDS. Attorney Rob Schein introduces Catherine Finello Bond Counsel with Krieg Devault she gives and overview on the Resolution. Brian Colton with Umbaugh speaks regarding insurance.**

***Motion by Edwards to approve Resolution 2018-05, 2<sup>nd</sup> by Lambert, Motion carries by a unanimous vote.***

**RESOLUTION 2018-06 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION PLEDGING CERTAIN TAX INCREMENT TO THE DEBT SERVICE RESERVE FUND OF THE REDEVELOPMENT AUTHORITY'S LEASE RENTAL BONDS OF 2018 AND COVENANTING TO LEVY A SPECIAL BENEFITS TAX RELATED THERETO. Catherine Finello Bond Counsel with Krieg Devault gives and overview on the Resolution. Attorney Rob Schein reads Resolution 2018-06.**

***Motion by Kutz to approve Resolution 2018-06, 2<sup>nd</sup> by Edwards. Motion carries by a unanimous vote.***

**ESTES BUILDING – CONSIDERATION BY THE COMMISSION APPROVING THE LEASE OFFERING SHEET AND AUTHORIZING THE SOLICITATION OF SEALED OFFERS. Ben Bontrager, Planning Director gives a brief overview.**

***Motion by Kutz to approve the offering sheet for the property with the following amendments: 1. May 14, 2018 the Commission will receive and open all bids 2. June 11, 2018 the Commission will determine award of bid, if any 3. The title of the property shall be "Lebanon Downtown Co-Working Development Property, 2<sup>nd</sup> by Edwards. Motion carries by a unanimous vote.***

**President Jason Nicolaou asks for comments from the Public:**

**Justin Williams, Real estate development and graduate of University of Indianapolis comes before the Commission to ask the address of the former Estes Building (309 S. Lebanon St.) and he is asking if there are any plans for 310 S. Lebanon St. (no current plans, working with developers and is owned by RDC).**

### **CLAIMS**

***Motion by Taylor to approve the claims, 2<sup>nd</sup> by Kutz. Motion carries by a majority vote with Edwards abstaining.***

### **ADJOURNMENT**

***Motion by Edwards to adjourn, 2<sup>nd</sup> by Kutz. Motion carries by a unanimous vote.***

The next regular Lebanon RDC meeting is scheduled for Monday, April 9, 2018 at 6:30 pm

Respectfully submitted by Tonya Thayer, Clerk-Treasurer.