

REDEVELOPMENT COMMISSION – MINUTES

JUNE 8, 2020

MEMBERS: Dick Robertson, Dr. Robert Taylor, Jon Milleman, Corey Kutz, Keith Campbell

Also in attendance – Communications & Community Development Joe Le Page, Attorney Rob Schein, Clerk-Treasurer Tonya Thayer

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

Caleb Edwards has resigned his position with RDC and Corey Kutz welcomes Councilmember Keith Campbell as a new board member of the Redevelopment Commission.

Roll Call – All present

APPROVAL OF MARCH 9, 2020 MINUTES

Motion by Robertson to approve said minutes, 2nd by Dr. Taylor.

Motion carries by unanimous vote.

ELECTION OF OFFICERS

Motion by Robertson to nominate Corey Kutz as President, 2nd by Campbell.

Motion carries by a unanimous vote.

Motion by Taylor to nominate Jon Milleman as Vice President, 2nd by Robertson.

Motion carries by a unanimous vote.

Motion by Campbell to nominate Taylor as Secretary, 2nd by Kutz. Motion carries by a unanimous vote.

OLD BUSINESS

NEW BUSINESS

ANNUAL TIF REPORT – BAKER TILLY MUNICIPAL ADVISORS – Lauren Tieman presents a Power Point report.

FAÇADE IMPROVEMENT REQUEST – HUNTINGTON BANK – Derek Warren, Planning & Zoning explains Huntington Bank 102 N. Lebanon St. received a Certificate of Appropriateness from Historic Preservation Commission in May 2020 to replace windows, doors, and paint. Derek presents the 2 estimates received by Versatile Construction Group for \$220,045 and Quality Craft Construction for \$223,377, with Versatile Construction Group winning the low bid. The Grant Contribution is Category 12 – Owner Share maximum amount \$125,000 with RDC Grant amount \$95,045. Members discuss the uncertainty regarding our economic climate at this time.

Motion by Taylor to table this item until further notice, 2nd by Campbell. Motion carries by a unanimous vote.

FORMER MONTGOMERY WARD BUILDING: DISCUSSION – Derek Warren, Planning & Zoning discusses the Purchase Agreement, Environmental Study Findings, Façade Assessments and Appraisals. Discussion follows.

Motion by Robertson to approve a purchase agreement (NTE) \$105,000 for the former Montgomery Ward building, pending legal review and authorizing the Mayor to sign the documents, 2nd by Milleman. Motion carries by a unanimous vote.

RESOLUTION 2020-02 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION DETERMINING NEED TO CAPTURE TAX INCREMENT REVENUES. Attorney Rob Schein reads the Resolution.

Motion by Taylor to approve Resolution 2020-02, 2nd by Robertson. Motion carries by unanimous vote.

CLAIMS

Motion by Robertson to pay the Claims, 2nd by Milleman. Motion carries by unanimous vote.

ADJOURNMENT

Motion by Robertson to adjourn, 2nd by Kutz. Motion carries by unanimous vote.

The next regular Lebanon RDC meeting is scheduled for: Monday July 13th, 2020 at 6:30 pm.

Respectfully submitted by Tonya Thayer, Clerk-Treasurer