

REDEVELOPMENT COMMISSION – MINUTES

August 10, 2020

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

Also in attendance – Joe Le Page, Attorney Rob Schein, Deputy Clerk-Treasurer Mia Riley

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

Roll Call – All present

APPROVAL OF JULY 13, 2020 MINUTES

Motion by Robertson to approve said minutes, 2nd by Campbell.

Motion carries by unanimous vote

OLD BUSINESS

Downtown Façade Grant Program – 102 N Lebanon St (Huntington Bank) and 112 N. Lebanon St (Cowan’s Drugstore).

Motion by Dr. Taylor to take items off the table and open them back up for discussion, 2nd by Milliman. Motion approved by unanimous vote.

The requested amount for 102 N. Lebanon Street is a maximum of 95,045.00 which will help with window replacement and lighting.

Motion by Robertson to approve 95,045.00 from RDC for Façade Grant at 102 N. Lebanon, 2nd by Dr. Taylor. Motion is approved by unanimous vote, with Kutz abstaining due to his affiliation with Huntington Bank

112 N. Lebanon Street is requesting an amount not to exceed 20,500.00 for masonry work, woodwork, paint on East and West Walls, and stucco work. They were approved for the Downtown Grant in July of 2019, so this is their second request. Discussion follows.

Motion for repairs at 112 N. Lebanon Street in the amount of 20,500.00 by Dr. Taylor, 2nd by Milleman. Motion approved by unanimous vote.

NEW BUSINESS

Regional Detention Phase I Project Closeout. Kevin Krulik presents a change order to close-out the project that was funded in 2018. The final closeout change order was for negative 86,387.63 to zero out the contract total and close the project.

Motion by Robertson to approve change order for the Regional Detention Phase I project, 2nd by Milleman. Motion carries by unanimous vote.

TIF MANAGEMENT REPORT ACKNOWLEDGEMENT – Tonya Thayer, Clerk-Treasurer, sent the TIF Management Report to the Commissioners. All responded that they have received the report.

RESOLUTION 2020-03 – A RESOLUTION OF THE CITY OF LEBANON REDEVELOPMENT COMMISSION REGARDING GRANT OF LAND FOR PROJECT DEVELOPMENT FOR FORZA/BRAKEMAN BUILDING. Last year Resolution 2019-04 was signed, but it only included the West side, and this Resolution would also include the East side for development of the parking for this project and to grant the property to the Lebanon CDC. The agreement states that RDC will use TIF funds collected on taxes to provide an annual grant in the amount of approximately 143,156.00

Attorney Rob Schein reads Resolution 2020-03.

Motion by Robertson to approve Resolution 2020-03, 2nd by Milleman. Motion carries by unanimous vote.

Ben Bontrager presents the Consideration of Project Agreement regarding Forza/Brakeman Building project between Lebanon CDC, the Developer and Lebanon RDC. Discussion follows.

Motion by Robertson to approve the Consideration of Project agreement, pending legal review, 2nd by Dr. Taylor. 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 September 14, 2020 at 6:30 pm.

Respectfully submitted by Mia Riley, Deputy, Clerk-Treasurer.