

## REDEVELOPMENT COMMISSION – MINUTES

NOVEMBER 9, 2020

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

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.

Roll Call – Dr. Taylor is absent

### APPROVAL OF OCTOBER 13, 2020 MINUTES

*Motion by Campbell to approve said minutes, 2<sup>nd</sup> by Robertson. Motion carries by unanimous vote*

### NEW BUSINESS

**RESOLUTION 2020-07 - DECLARATORY RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION – WATERFORD SINGLE-FAMILY HOUSING EDA –** Attorney Rob Schein reads Resolution 2020-07. Brian Colton with Baker Tilly gives an overview of the estimated tax increment, along with a 3-page handout and explains summary of tax rates for the City of Lebanon. Mayor Gentry points out that this project is mixed use; Phase I is residential and will eventually add a Business Park component, with the Lebanon Business Park reaching capacity this will be a benefit to the City.

Corey Kutz asked if there was any Public Comment – no one came forward.

*Motion by Robertson to approve Resolution 2020-07, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.*

**FAÇADE GRANT REQUEST: 111 WEST MAIN ST. – Planning & Zoning Derek Warren explains this building was formerly the Bijou Restaurant – currently Drake & Kinnard 1830 Chophouse owned by Robert Crawford, this is an older renovation (20-22 years) that need to be refreshed. The Historic Preservation Commission has issued a Certificate of Appropriateness. Derek explains the list of repairs and reads the 2 bids received (one from Srader Built, LLC and one from Harmon Construction) with Srader being the lowest bid at \$79,549.95. Robert Crawford describes some of the renovations that he will be making. Corey Kutz states that the owners share would be \$38,500 and RDC Award would be \$41,049.95. Dick Robertson states he has some issue with RDC paying out more than the applicant. Corey Kutz talks about the grid of breakdown and encourages the Commission to stick with the current format. Derek Warren wants to be aggressive for 5 years to make an impact to downtown and then look at possibly changing the contribution levels.**

*Motion by Milleman to approve RDC Award of \$41,049.95 for 111 W. Main St., 2<sup>nd</sup> by Campbell. Motion carries by a majority vote with Robertson voting nay.*

**PUBLIC HEARING FOR RESOLUTION 2020-04 AMENDMENT – NEW COLD ECONOMIC DEVELOPMENT AREA – Molly Whitehead, EDC Director describes this as a cold storage facility, highly automated, with \$99 million investment in real property and \$50 million investment in personal property, around 150 positions with an average wage \$30 per hour. This is the largest deal in the City of Lebanon.**

**Corey Kutz opens the Public Hearing for Resolution 2020-04, no one comes forward, Public Hearing is closed.**

**RESOLUTION 2020-05 RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION CONFIRMING AMENDING DECLARATORY RESOLUTION 2020-04 ADOPTED ON OCTOBER 13, 2020 FOR THE LEBANON CONSOLIDATED ECONOMIC DEVELOPMENT AREA. Attorney Rob Schein reads Resolution.**

***Motion by Robertson to approve Resolution 2020-05, 2<sup>nd</sup> by Milleman. Motion carries by unanimous vote.***

**RESOLUTION 2020-06 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION PLEDGING TAX INCREMENT FOR NEWCOLD PROJECT. Attorney Rob Schein reads Resolution.**

***Motion by Milleman to approve Resolution 2020-06, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.***

**CLAIMS**

***Motion by Robertson to pay the Claims, 2<sup>nd</sup> by Milleman. Motion carries by unanimous vote.***

**ADJOURNMENT**

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

The next regular Lebanon RDC meeting is scheduled for December 14, 2020 at 6:30 pm

*Respectfully submitted by Tonya Thayer, Clerk-Treasurer*