

## REDEVELOPMENT COMMISSION – MINUTES

SEPTEMBER 13, 2021

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

Also in attendance – 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. Milleman absent

### APPROVAL OF MINUTES JULY 12, 2021

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

### NEW BUSINESS

**RUNNEBOHM SHELL BUILDING UPDATE** – Planning & Zoning Director, Ben Bontrager explains the Build, Operate, Transfer agreement and the financing terms. Ben introduces Greg Martz, GM Development states we received 5 bank term sheets and RDC reduced those 5 down to 2 (the 2 lowest bidders) Tri County and Horizon, Tri County dropped out of the running, so Martz contacted State Bank (of Lizton), Greg Zusan from State Bank presents their financing terms. Martz gives Horizon financing terms.

***Motion by Robertson to approve State Bank financing subject to final legal review, 2<sup>nd</sup> by Campbell. Roll Call vote taken and there are 2 yeas and 2 nays, so motion does not carry.***

Greg Zusan, State Bank comes back before the Commission to revise his fees from \$21,000 to match Horizon's fees of \$6300 and locking in at 3%.

***Motion by Robertson to approve the proposal from State Bank pending final legal review with the revised terms, 2<sup>nd</sup> by Taylor. Roll Call vote is taken, all vote yea. Motion carries by a unanimous vote.***

Greg Martz comes back before the Commission to explain the BOT agreement was drafted but hasn't had the blanks filled in, which can now be completed since the bank terms have been decided. The documents will be reviewed by Krieg DeVault and Baker Tilly.

***Motion by Robertson to approve the Build, Operate, Transfer (BOT) Agreement, pending final legal review and President Kutz to sign, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.***

Chris King, Runnebohm brings examples of building panels for the Shell Building and discusses the advantages of using this material.

**LEASE AGREEMENT – VINCENNES UNIVERSITY** – Corey Kutz explains more discussion is needed before we move forward.

**LEASE AGREEMENT – GENE HAAS** – Corey Kutz explains more discussion is needed before we move forward.

***Motion by Taylor to table 2 Lease Agreements for Vincennes University and Gene Haas, 2<sup>nd</sup> by Robertson. Motion carries by a unanimous vote.***

**FAÇADE GRANT REQUESTS** – Planning & Zoning Derek Warren discusses the 2 requests.

Merle Norman 116 N. Lebanon St. is asking to replace the exterior black steel staircase in the alley for access to the second floor. Two bids were received – Benchmark Fabricated Steel for \$25,595 and JL Steelworks, LLC for \$31,610. The applicant is working with the State to get approval for the staircase. Stacey

Dempster, owner of Merle Norman explains the addition of an upstairs apartment.

***Motion by Taylor to approve \$20,095 for Merle Norman façade request, 2<sup>nd</sup> by Kutz. Roll Call vote with 3 yeas and 1 nay. Motion carries by a majority vote.***

North Homes 124 S. Meridian St. is asking to replace their roof. Two bids were received – Diversified Roofing Services for \$61,700 and Quality Roofing Services for \$62,900. With the rules of the Façade Grant regarding roofing the allowable amount is 30% of the lowest estimate, which is \$18,500. Michael North explains his long-term plans to fix up the building.

***Motion by Robertson to approve \$18,510 for North Homes façade request, 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 Taylor. Motion carries by a unanimous vote.***

#### **ADJOURNMENT**

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

The next regular Lebanon RDC meeting is scheduled for October 12, 2021, at 6:30 pm

*Respectfully submitted by Tonya Thayer, Clerk-Treasurer*