

REDEVELOPMENT COMMISSION – MINUTES

MARCH 13, 2023

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

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 – all present

APPROVAL OF FEBRUARY 13 MINUTES

Motion by Taylor to approve said minutes, 2nd by Milleman. Motion carries by unanimous vote.

NEW BUSINESS

RESOLUTION 2023-04 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION CONFIRMING AMENDING DECLARATORY RESOLUTION 2023-02 ADOPTED ON FEBRUARY 13, 2023, FOR THE LEBANON CONSOLIDATED ECONOMIC DEVELOPMENT AREA. Attorney Rob Schein reads the Resolution.

Corey Kutz opens a Public Hearing – no one comes forward.

Motion by Robertson to approve Resolution 2023-04, 2nd by Campbell. Motion carries by a unanimous vote.

RESOLUTION 2023-05 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION MODIFYING THE PRIOR PLEDGE OF TAX INCREMENT FOR NEWCOLD PROJECT PHASE II. Attorney Rob Schein reads the Resolution.

Cory Kutz opens a Public Hearing – no one comes forward.

Motion by Robertson to approve Resolution 2023-05, 2nd by Taylor. Motion carries by a unanimous vote.

124 -126 NORTH LEBANON STREET – PURCHASE DISCUSSION – Derek Warren – Deputy Director Planning & Zoning discusses the purchase of 124 – 126 N. Lebanon Street with READI Façade Grant funds, after discussion with the owner they settled on a price of \$495,000. Two appraisals were done, one from Perspecta Evaluation for \$495,000 and the other one from Don Shea Company for \$500,000. The commission to the real estate agent is \$14,850 and closing cost \$6,150 (slightly inflated), so the total ask is \$516,000.

Motion by Taylor (NTE) \$519,999 for the purchase of 124-126 N. Lebanon St. authorizing President Kutz to sign, 2nd by Campbell. Motion carries by a unanimous vote.

RESOLUTION 2023-03 A RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION ESTABLISHING AND FUNDING OF A GRANT PROGRAM FOR STRUCTURES IN THE LEBANON DOWNTOWN HISTORIC DISTRICT – Derek Warren, Deputy Director Planning & Zoning explains a typographical error was discovered after Resolution 2022-10 was passed. Corrections were made and amended within this Resolution 2023-03. Attorney Rob Schein reads the Resolution.

Motion by Robertson to approve Resolution 2023-03, 2nd by Milleman. Motion carries by a unanimous vote.

HEART OF LEBANON – ANNUAL REPORT – Missy Krulik, Executive Director comes before the RDC and gives her Annual Report. Missy discusses the mission of The Heart of Lebanon and many successes in 2022, including the National Main Street Accreditation along with Boone County Chamber Non-Profit of the Year award and Hometown Community Service Award as well as other accomplishments. Missy gives an update on activities for 2023. Corey Kutz states RDC contributed \$50,000 to The Heart of Lebanon in 2022.

Motion by Taylor to provide \$58,000 for The Heart of Lebanon in 2023, 2nd by Milleman, Motion carries by a majority vote, with Kutz abstaining.

CLAIMS

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

ADJOURNMENT

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

The next regular Lebanon RDC meeting is scheduled for Monday April 10, at 6:30 pm.

Respectfully submitted by Tonya Thayer Clerk-Treasurer