

## REDEVELOPMENT COMMISSION – MINUTES

JUNE 12, 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 MAY 8, 2023, MINUTES

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

### NEW BUSINESS

**FAÇADE GRANT REQUEST – 115 W. MAIN STREET** – Planning & Zoning Derek Warren explains DH Property Holdings, LLC is requesting a façade grant to replace the roof on their building (EB Gear). They received 2 quotes with the lowest quote from Five Star Commercial Roofing, Inc. for \$14,250 for a 20-year flex star rubberized roof. The staff recommends awarding \$4,275 and the owner's responsibility will be \$9,975.

*Motion by Taylor to approve the staff recommendation for \$4,275, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.*

**FAÇADE GRANT REQUEST – 222 E. MAIN STREET** – Planning & Zoning Derek Warrens explains the Boone County Cake Co. is requesting a façade grant for site and building improvements. They received 2 quotes with the lowest quote from Greatest Property Ever for \$53,553 for patio addition, lighting, covered patio is \$48,553 and foundation repair (less than 25% of project) is \$5,000. The staff recommends awarding \$27,553 and the owner’s responsibility will be \$26,000.

***Motion by Robertson to approve the staff recommendation for \$27,553, 2<sup>nd</sup> by Milleman. Motion carries by a unanimous vote.***

**RESOLUTION 2023-06 A RESOLUTION OF THE LEBANON REDEVELOPEMENT COMMISSION DETERMINING NEED TO CAPTURE TAX INCREMENT REVENUES.**

Attorney Rob Schein explains this is a follow-up to Baker Tilly’s TIF report from last month. Schein reads the Resolution.

***Motion by Taylor to approve Resolution 2023-06, 2<sup>nd</sup> by Robertson. Motion carries by a unanimous vote.***

**RESOLUTION 2023-07 A RESOLUTION OF THE CITY OF LEBANON REDEVELOPEMENT COMMISSION TO AUTHORIZE THE TRANSFER OF TAX INCREMENT REVENUES TO REIMBURSE THE CITY OF LEBANON FOR PAYMENT OF THE COSTS OF LOCAL PUBLIC IMPROVEMENTS.**

Engineer Kevin Krulik states this goes back to a decision this body made to fund the regional conveyance system which is the replacement of the price legal drain in cooperation with the County Surveyor’s office underneath the CSX railroad right-of-way underneath SR 39 and then extending that conveyance system across the Limp Farms parcel that would ultimately provide for a public stormwater conveyance to the sanitary ditch for everything that we would call the upper sanitary ditch drainage basin. Discussion follows. Attorney Rob Schein reads the Resolution.

***Motion by Robertson to approve Resolution 2023-07, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.***

**RESOLUTION 2023-08 A RESOLUTION OF THE CITY OF LEBANON REDEVELOPEMNT COMMISSION TO AUTHORIZE THE REIMBURSEMENT OF COSTS FOR THE CONSTRUCTION OF THE BUSINESS PARK REGIONAL LIFT STATION.** Mayor Gentry explains a conversation with the Lebanon Utilities started about 3 years ago and the Lift Station that normally was running about 12 hours per day and now is running about 22 hours per day. The Lebanon Business Park was designed for more logistics type of users which are lighter on wastewater, we have shifted towards food manufacturing consumer products these generate higher waste loads which is why we are running into this challenge. Discussion follows. Attorney Rob Schein reads the Resolution.

***Motion by Taylor to approve Resolution 2023-08 subject to final legal review, 2<sup>nd</sup> by Robertson. Motion carries by a unanimous vote.***

#### **CLAIMS**

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

#### **ADJOURNMENT**

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

The next regular Lebanon RDC meeting is scheduled for Monday, July 10, 2023, at 6:30 pm.

*Respectfully submitted by Tonya Thayer Clerk-Treasurer*