**Redevelopment Commission Meeting Minutes**

**Tuesday March 2, 2021**

**Meeting Held via ZOOM due to COVID-19**

**Call to Order and Roll Call:** Alex Jordan

**Present**: Alex Jordan, Shelley Haney, Brandy Stepan, Donetta Gee-Weiler

**Absent:** Shannon Walls, Larry Longman, Brian Hurley

**Also present** Tonya Galbraith, Ryan Crum, Gregg Morelock, Staci Starcher, Marlon Webb

**Approval of February 2, 2021 Meeting Minutes**

Motion was made by Ms. Haney to approve February 2, 2021 meeting minutes with correction of adding Brandy Stepan as present. Second was made by Ms. Stepan and passed 3/0. (Ms. Gee-Weiler had not yet joined the meeting.)

**Veridus Update**-Marlon Webb

Mr. Webb’s Town Center update included verification of a signed purchase agreement on the Jacobi property contingent on several issues. There will be a follow-up meeting on Monday, March 8. The Economic Redevelopment Agreement between the Town and the buyer will be presented later.

**Budget Spreadsheet**

The budget report was prepared and presented by Staci Starcher-Town Clerk-Treasurer.

Donetta Gee-Weiler arrives at 6:45 p.m.

**TIF Legislation Update**-Tonya Galbraith

Ms. Galbraith reported that HB 1187 has died in the House. While it is unlikely that the language will be revised in the Senate it is a possibility and she will continue to watch and update on other upcoming TIF related bills.

**Old Business**

* Building Improvement Fund

Mr. Longman was not present at the meeting. The Building Improvement Fund document is still a work in progress. All commission members are asked to continue to add insights. Ms. Stepan added that this should be a partnership with the Town’s small businesses. Since there is no formal budget in 2021, she recommended to make a formal program and launch in 2022. All agreed a tiered approach would be in order.

Ms. Stepan volunteered to take the lead on the establishment of the Fund. She will continue to research best practices and report to the RDC on a regular basis. Ms. Starcher will need budget request by July 2021.

**New Business-**

* Baker Tilly Invoice and Breakdown

Motion was made by Ms. Gee-Weiler to approve payment of $5257.50 on Invoice #BTMA8940 to Baker-Tilly Municipal Advisors, LLC. Second was made by Ms. Stepan and passed 4/0

Ms. Stepan requested a breakdown of the hourly rates.

**Next Meeting-April 6, 2021**

**Adjourn**

Motion to adjourn was made by Ms. Gee=Weiler. Second was made by Ms. Haney and passed 4/0