

Redevelopment Commission Meeting Minutes

Tuesday May 5, 2020

Call to Order and Roll Call: Suzanne Short

Members Present: Suzanne Short, Brian Hurley, Shelley Haney, Shannon Walls, Larry Longman

Absent: Donetta Gee-Weiler, Alex Jordan

Also Present: Tonya Galbraith, Ryan Crum, Gregg Morelock, Staci Starcher

Approval of Minutes April 7, 2020

Motion to approve meeting minutes for April 7, 2020 with date of meeting correction to April 7, 2020 was made by Ms. Haney, Second by Mr. Hurley and passed 3/0

Discussion of 2 RFPs-Carried over from March

This RFP discussion about the development of the Town Center has been on hold from last month due to the COVID-19 circumstances. Marlon Webb was available and reminded everyone regarding the discussion from last meeting. Ms. Galbraith sent out a sample of work earlier for the commission to view. All agreed to move forward with Applied Economics when the time is suitable and may have to do updates later. A motion was made to accept Applied Economics proposal pending further COVID-19 discussion and not to exceed \$7,000.00 by Ms. Haney. Second by Mr. Hurley and passed 3/0.

Town Center Drainage Plan (Steering Committee Preview)

Ryan Crum updated that the original plan that the steering committee discussed has been revised and the new revised version needs additional water detention space. This has shifted the plan and there are three bodies of water now. The next step is to reach out to the Town Center Steering Committee and get feedback, consultants meeting and present to the RDC and Town Council.

Setting RDC Annual Meeting

This meeting must take place before June 30, 2020. It was decided that the meeting would be scheduled Tuesday June 23, 2020 at 6:00 p.m. prior to the regular RDC meeting.

Budget Report

The budget report was prepared and made available by Staci Starcher, Clerk-Treasurer. Ms. Short had a few questions and Ms. Starcher will follow up and present at the next RDC meeting.

Council Liaison Report

Larry Longman gave an update from the April Town Council meeting. Some of the issues discussed were the sewer rate ordinance that passed with the new rate of \$52.99, hiring Old National for bond transaction and continuing discussion of fire territory. Also, Town Hall closure and waiving late fees on utility bills, non-reverting fund ordinance and a new salary ordinance for an updated position.

Old Business-Connectivity Study Update

Mr. Crum is continuing to work with the consultants and the three landowners.

New Business-Potential Riverfront District

In this presentation Mr. Crum told how Riverfront Districts are allowed according to State law and more liquor permits are allowed in this district. It gives the Town more control over the permits and they are less expensive than current alcohol beverage permits. This makes the Town Center more attractive for business and is a good incentive because it alleviates restrictions on liquor licenses. The town can set criteria and letter of recommendation and is an opportunity to set its own path. Mr. Crum supplied a map to show the area which is 1500 feet from either side of river.

There was a motion the RDC recommend that the Town Council make a Riverfront district to the maximum area allowed by law was made by Mr. Hurley. Second was made by Me. Haney and passed 3/0.

Mr. Crum asked the RDC if they were willing to pay for legal descriptions and all agreed to proceed. Mr. Crum will get quotes and present at the next meeting.

RDC 2021 Budget Planning

Ms. Galbraith and Ms. Starcher will check on time frame and contact Baker Tilly for assistance.

Next Meeting

Meeting will be June 23, 2020 directly after the RDC Annual Meeting

Adjourn

Motion to adjourn the meeting was made by Ms. Haney. Second was made by Mr. Hurley and passed 3/0