

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Wednesday, November 10, 2022**  
**4:00 PM**  
**Town Hall**

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**Members Present:**

Rob Keisling  
Ted Johnson  
Teresa Belt  
Jeff Tingler  
Heather Taylor

**Members Absent:**

Steve Moore

**Others Present:**

Pete Olson  
Erin Hurley  
Pete Olson-Veridus  
Jim Rawlinson-Veridus  
Dane Carpenter-KLC

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President Rob Keisling called the meeting to order at 4:00 pm.

Members present were: Teresa Belt, Heather Taylor, Ted Johnson, Rob Keisling, and Jeff Tingler. Steve Moore was absent.

The minutes of the September 14, 2022 meeting were distributed and reviewed. Heather Taylor made a motion to approve the minutes as presented. Second by Jeff Tingler. All members voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Veridus RFP-Chase Bank building:

Jim Rawlinson and Pete Olson from Veridus presented a proposal for the Redevelopment Commission to purchase the property located at 9312 W. Smith Street from Dane Carpenter. This is the location of the old Chase Bank. The plan is to purchase the building before the end of the year to zero out the TIF and use REDI funds from Delaware County to fund the purchase for \$250,000. Per Brad Bookout, the funds are available and we would just need to send an invoice to the county.

The plan is to do a Request for Proposals for a future redevelopment project and look for a development partner. The Town would control who goes in there and the RFP can be written so that a grocery store must go in that space. The Town Council is aware of the property purchase. No funds would be coming from the general fund. The building purchase funding will come solely from Delaware County through a federal REDI grant (regional economic development). The project funding would come from bonds and EDIT funding estimated at \$1 million over 10 years.

Two appraisals have been received on the building. One for \$280,000 and the other for \$312,000. In order for the town to receive the REDI grant funds there is a list of approved projects that qualify.

The commission members questioned the Veridus representatives as to what due diligence had been done to make sure the property is viable as a grocery and what future investment would be required by the town. They also asked what would happen if it turns out that this property is not viable – are there strings attached to the REDI grant money? There was also a discussion about other possible project uses for those funds.

Town Council President Lon Fox stated that he would encourage the purchase of the property.

Heather Taylor moved to approve the purchase of the old Chase Bank building for \$250,000. Teresa Belt seconded the motion.

The vote was held by roll call:

Teresa Belt	Yes
Jeff Tingler	Yes
Heather Taylor	Yes
Rob Keisling	Yes
Steve Moore	absent
Ted Johnson	non-voting

Motion passed 4-0


#### Downtown Update:

Lon Fox gave an update on future development downtown, specifically the footbridge over Buck Creek which was part of the original redevelopment plan. In order for the bridge to be constructed the town will need to purchase property along Canal Street. The former Martin home was for sale but is not any longer. An appraisal will be needed for any negotiation. After discussion it was decided that an appraisal should be ordered.

Member Ted Johnson announced that today would be his last Redevelopment Commission meeting. He is moving out of the area. He added that he feels good about the development that has happened during his tenure on the commission.

There was no public comment.

The meeting adjourned at 5:03 pm.

  
Secretary

  
President