

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, January 10, 2019
4:00 PM
Town Council Chambers

| Members Present: | Members Absent: | Others Present: |
|-------------------------|------------------------|------------------------|
| Matt Anderson | Ted Johnson | Pete Olson |
| Teresa Belt | Jason Brooks | Erin Hurley |
| Heather Taylor | | Members of the public |
| Steve Moore | | |

Matt Anderson called the meeting to order at 4:00 pm. Matt Anderson, Heather Taylor, Teresa Belt, and Steve Moore were present. Ted Johnson and Jason Brooks were absent. The members who were present signed their oaths of office.

Old Business:

Property and project updates:

Pete Olson reported that we closed on the Whittern and the Ertle properties at the end of November. Ms. Whittern has already moved out of her property and we have taken possession. The Ertle's are close to being out of their house. The three rentals that we purchased from the Ertle's are still occupied, but one lease ends the end of January and we have come to agreements with the other two tenants to vacate early by offering one month of free rent. One of those tenants will leave the end of January and one the end of February. Our next step will be to start soliciting bids for demolition of the houses.

3D was the low bidder on the Canal Street project. Water line designs still need to be moved and then construction should start toward the end of February. The utilities will be constructed first and then the streetscape. The bond closed as planned and Pete Olson thanked all the parties involved.

New Business:

Election of Officers:

Steve Moore moved to keep the current slate of officers for 2019 (Matt Anderson, President; Heather Taylor, Vice President; Ted Johnson, Secretary/Treasurer). Second by Teresa Belt. Steve Moore moved to close the nominations. Second by Teresa Belt. All members present voted Aye.

2019 Meeting Dates and Time

The meeting dates for 2019 will remain the second Thursday of the month at 4:00 pm.

Approve purchase: 2101 S. Market Street

Matt Anderson reported that he has been in negotiation with owner Charles Stanley to purchase the rental property at 2101 S. Market Street. There are two houses on the property. The average of our two appraisals is \$56,500. 110% of that amount is \$62,150 plus the buyout of proposed leases at \$17,100 would equal \$79,250. Heather Taylor moved to ask our legal counsel to draft a purchase agreement for the property for \$79,250. Second by Steve Moore. All members present voted Aye.

Approve purchase: 2104 S. Vine Street

Matt Anderson reported that he has been in negotiation with owner Della Gregory and her representative Lisa Lay to purchase the property at 2104 S. Vine Street. The average of our two appraisals is \$55,000. 110% of that amount is \$60,500 plus the buyout of a proposed lease is \$7920 which would equal \$68,420.

Heather Taylor moved to ask our legal counsel to draft a purchase agreement for the property for \$68,420. Second by Steve Moore. All members present voted Aye.

Matt Anderson also reported that he is in conversation with two more landowners who are seeking their own appraisals. When those appraisals are completed there may be more purchases next month for the Redevelopment Commission to discuss and approve.

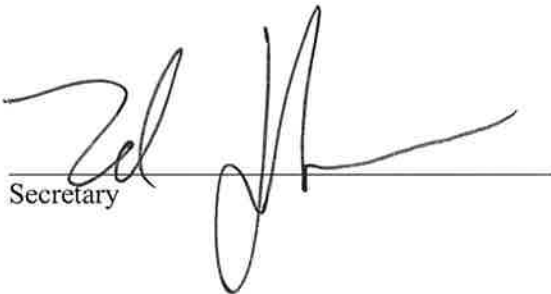
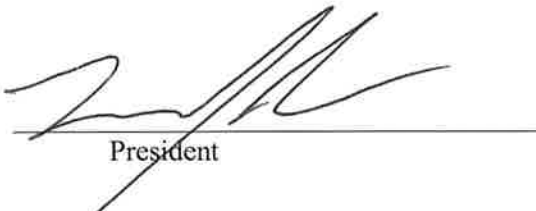
Public Comment:

John Mogush asked about details of Accutech's private business and the Department of Natural Resources public hearing.

Bruce McFarland quoted scripture, would like answers to his questions about Accutech's private business, and wants the new civic green moved to just east of Market Street.

Meeting adjourned at 4:25 pm.

The next regular Redevelopment Commission meeting is February 14, 2019 at 4:00 pm.

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| Secretary | President |