

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, February 11, 2021
4:00 PM
Town Hall

Members Present: Jeff Tingler Rob Keisling Steve Moore Teresa Belt Ted Johnson	Members Absent: Heather Taylor	Others Present: Pete Olson Maura Hoff, Defur Voran Jim Rawlinson, Veridus Erin Hurley Lisa Lee, Ice Miller (Zoom) Jeremi Ullom, Hall Render (Zoom) Jennifer Shoop, Hall Render (Zoom)
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Vice President Steve Moore called the meeting to order at 4:05 pm.

Town Manager Pete Olson announced that Jason Brooks has resigned from the Redevelopment Commission and Jeff Tingler has been appointed to replace him.

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

The minutes of the December 20, 2020 meeting were distributed and reviewed. Rob Keisling made a motion to approve the minutes as presented. Second by Jeff Tingler. All members present voted Aye.

Old Business:

There was no old business.

New Business:

Election of Officers:

Steve Moore nominated Rob Keisling as President, Steve Moore as Vice President, and Heather Taylor as Secretary. Teresa Belt seconded the nominations. All members present voted in the affirmative to the slate of officers.

Resolution 2021-1 (Amending Resolution 2020-10)

Attorney Lisa Lee presented Resolution 2021-1 and explained that this resolution recognizes the structure of two series of bonds for the REBAR project. The bond closing is scheduled for February 18, 2021. This amending resolution does not change what is being pledged for the project, only the structural change of the bonds. There will be Series A bonds which will be purchased by First Farmer's Bank and Series B bonds which will be purchased by the developer in a total aggregate principal amount not to exceed \$2,550,000.

Attorney Jeremi Ullom added that the Economic Development Agreement has already been approved. The bond options were left open so it does not need reapproval.

Steve Moore moved to approve Resolution 2021-1. Jeff Tingler seconded the motion. All members present vote Aye.

Resolution 2021-1 approved with a vote 4-0.

Resolution 2021-2 Accepting Property Transfer:

Attorney Maura Hoff explained that the site for the REBAR project was titled in the name of the Town of Yorktown when the property was purchased. The appropriate body is the Yorktown Redevelopment Commission. At the next Town Council meeting a quit claim deed will be presented to the council deeding the site to the RDC. The RDC must accept the transfer through an acceptance clause. This resolution states that if the Town Council deeds the site to the Redevelopment Commission, that the RDC will accept the transfer.

Jeff Tingler moved to approve Resolution 2021-2. Teresa Belt seconded the motion. All members present voted Aye.

Resolution 2021-2 approved with a vote 4-0.

REBAR EDA Update:

Town Manager Pete Olson stated that the REBAR closing is set for February 18, 2021. We are just cleaning up some documents. The Architectural Review Board is scheduled to meet February 23, 2021 to approve the building design for "The Oliver". Mr. Olson suggested the RDC allow him to sign the documents for the REBAR closing.

Teresa Belt made a motion to allow Pete Olson to act as proxy on behalf of the Yorktown Redevelopment Commission at the REBAR closing. Steve Moore seconded the motion. All members present voted Aye.

Riverfront District Rules:

Jim Rawlinson, Veridus, was present to answer any questions the RDC members might have about the proposed rules for the Riverfront District. After discussion it was decided that a work group subcommittee would be formed to draft rules and procedures for the Riverfront District.

Steve Moore made a motion to appoint Rob Keisling and Jeff Tingler to the Riverfront District subcommittee. Teresa Belt seconded the motion. All members present voted Aye.

Public Comment:

There was no public comment.

Meeting adjourned at 4:22 pm.

The next regular Redevelopment Commission meeting will be March 11, 2021 at 4:00 pm.



Secretary



President