

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, September 9, 2021
4:00 PM
Town Hall

Members Present:	Members Absent:	Others Present:
Steve Moore Teresa Belt Ted Johnson Jeff Tingler Rob Keisling Heather Taylor		Pete Olson Erin Hurley Tim Jensen, Veridus Rich Lee, Town Council Nanci Perry, Town Council Kevin Lefevre, Petitioner Laura Vise, Petitioner

President Rob Keisling called the meeting to order at 4:04 pm.

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

The minutes of the August 12, 2021 meeting and the August 26, 2021 executive session were distributed and reviewed. Heather Taylor made a motion to approve the minutes as presented. Second by Steve Moore. All members voted Aye.

Old Business:

Yorktown Family Dentistry Façade Grant

Kevin Lefevre, representing Yorktown Family Dentistry, was present. He stated that they bought the building located at 2001 S. Tiger Drive, in 2018. He is acting as general contractor for the remodel. The EFIS had failed on the upper level so they were planning to replace it with brick but as they got into the project it was discovered that all the plywood was rotten and they had to remove all the existing brick as well. The new brick is on now and they are working on the soffits. The original plan was to also replace the glass block around the entrance but it will have to stay on for now. He estimates the project should be completed in about 60 days. The total cost of the project is \$154,000 and they have already paid \$126,000 out of pocket.

Town Manager Pete Olson discussed the timing of the grant request. He stated that there is no doubt that the work has been done and will add to the assessed value of the property. He advised the RDC that they could approve the grant request now and that he and the Clerk/Treasurer would figure out the mechanics of the distribution. There are sufficient funds in the TIF and payout would be accomplished in this calendar year.

Heather Taylor made a motion to approve the façade grant request of \$30,000 to Merge Properties/Yorktown Family Dentistry. Steve Moore seconded the motion. All members voted Aye.

New Business:

Arts Council Proposal:

Pete Olson presented an application from the Yorktown Council for the Arts for approval of a structure to be placed downtown. The application has already been approved by the Architectural Review Board, but because it is within the downtown overlay it also requires approval from the RDC.

Laura Vise, representing the Arts Council, was present. She presented drawings of the proposed piece. It will be on the slice of land in front of Bob Flanagan's house on State Road 32 (parcel #18-10-22-184-001.00-017). The sculptor is a Yorktown High School graduate and is currently working on a project at Fort Harrison. The piece will include various colors of blue powder-coated metal, boulders, river rock, fountain grasses, and iris. The metal will be anchored to the ground. The total cost of the project is \$10,000 and half of that has already been raised. The Arts Council is applying to the Ball Brothers Foundation for the remaining funds.

The display will measure 6'x10'x26' which will take up most of the piece of property. Michael Burke owns the land and will retain ownership. He will maintain the grass around the piece and the Arts Council will maintain the plants. If the project is approved, they plan to break ground in the spring.

Jeff Tingler made a motion to approve the art project as presented. Steve Moore seconded the motion. All members voted Aye.

Public Comment:

Laura Vise asked for clarification of the façade grant area. Pete Olson responded that the downtown area for the grants goes from approximately Dollar General along SR 32 and extends down Tiger Drive to the Morrow's Meadow entrance.

Meeting adjourned at 4:20 pm.

The next regular Redevelopment Commission meeting will be September 9, 2021 at 4:00 pm.


Secretary


President