

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Thursday, February 9, 2023**  
**4:00 PM**  
**Town Hall**

---

<b>Members Present:</b> Rob Keisling Steve Moore Michael Harless Jeff Tingler	<b>Members Absent:</b> Rachel Nixon	<b>Others Present:</b> Erin Hurley Chase Bruton Tim Eakins, EK Properties Julie Bering, ADM Real Estate
---	--	---

---

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

Members present were: Rob Keisling, Steve Moore, Michael Harless, and Jeff Tingler. Rachel Nixon was absent.

The members present were sworn in.

Jeff Tingler was nominated as President, Rob Keisling as Vice President, and Steve Moore as Secretary. All members present voted to approve the slate of officers.

The minutes of the December 8, 2022 meeting were distributed and reviewed. Rob Keisling made a motion to approve the minutes as presented. Second by Steve Moore. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Façade Grant Application – EK Properties

Tim Eakins, representing EK Properties, presented an application for improvements to the property located at 9800 W. Smith Street. They bought this building, which was the old town hall, along with the former court/police station several years ago from the Town. The court has been upgraded and houses the Saint Vincent medical clinic. The old town hall has been sitting vacant. There are major water problems in the basement and the building needs alterations to the façade for a potential tenant. The total cost of the remodel is \$207,933.

Julie Bering, ADM Real Estate, described the water problems and the extent of the remodel that will be needed. They plan to make the upstairs interior a white space and a retailer can make further alterations.

Member Steve Moore stated that he would need to abstain from any vote on this application.

After reviewing the plans and scope of work submitted by Ryne-Wood Builders included with the grant application, the members determined that \$85,000 of the total project cost was related to façade work under the grant program. Rob Keisling then moved to approve a 40% match of \$85,000 for a grant amount of \$34,000. Michael Harless seconded the motion.

Jeff Tingler	Aye
Rob Keisling	Aye
Steve Moore	Abstain
Michael Harless	Aye

#### Façade Grant Application – Baize Financial Concepts

A incubation grant application was submitted by Baize Financial Concepts for their office located at 2141 S. Meadowview Drive in the Oliver Building. The request includes reimbursement for the cost of window blinds and signage, office equipment and furniture, and stationary for a total of \$15,800. These grants are eligible for 50% up to \$15,000.

Eric Baize was unable to attend the meeting. Members of the RDC had questions and wanted more detail as to the costs submitted.

Rob Keisling made a motion to table the request. Michael Harless seconded the motion. All members present voted Aye.

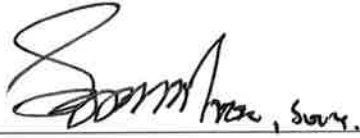
There was a discussion among the members to recommend pausing the façade and incubation grant program to allow for some details to be worked out and questions to be answered on the program going forward. A work group will be planned.

There was also a discussion about decorum and the order of business at Redevelopment Commission meetings. Rob Keisling moved to require developer requests to appear as an item of business on the agenda and not to be addressed in public comment. Also, all those wishing to comment should state their name and address for the record and their allotted speaking time will be limited to three minutes. Michael Harless seconded the motion. All members present voted Aye.

#### Public Comment:

Town Council President Rick Glaub asked about the 4:00 pm start time for RDC meetings. After discussion, the members decided that they would like to keep the 4:00 pm meeting time but will be flexible with changing it for specific meetings that might generate public interest.

The meeting adjourned at 4:46 pm.

  
Secretary

  
President