

MINUTES
ECONOMIC DEVELOPMENT/FINANCE COMMITTEE
APRIL 6, 2020

The Economic Development/Finance Committee met via teleconference, on Monday, April 6, 2020, at 4:30 p.m. in the council chambers at city hall.

Present at the Meeting in the Council Chambers: Mayor White, ED Director Beadles, Office Manager Passage

Present at the Meeting via teleconference: Chairman Colwell, Alderman Connor, Alderman Braun, Alderman Hughes, Attorney Seghetti, City Engineer Coulter.

The meeting was broadcasted to the public via Zoom.

Chairman Colwell called the meeting to order.

Chairman Colwell asked if there was any public comment. ED Director Beadles stated that there was no public on the zoom meeting.

FINANCE

Office Manager Passage stated that there was nothing at this time to report.

EDC

FAÇADE APPLICATION – KLUKA-216 R PINE – ED Director Beadles stated that she has received a Façade application from Caroline Kluka for 216 R Pine. She reported the total cost of the project was \$28,000.00 and the city's participation was 80% up to \$5,000.00. Alderman Colwell gave an overview of the application and work that was being done at the building. A discussion was held regarding the building improvements and to what part of the building. After discussion Chairman Colwell asked each if they were in favor of the application being presented to council for approval. All stated yes. The consensus was to present the application at the April 13 Council meeting.

ORDINANCE – REDEVELOPMENT AGREEMENT TOWN THEATER – Attorney Seghetti stated that a redevelopment agreement was reached for a TIF Grant to the Town Theater and an ordinance was prepared to adopt the agreement. The grant was for \$136,855.00 and would be paid out as invoices for the work is received. Chairman Colwell asked each if they were in favor of proceeding to council with the ordinance. Alderman Braun and Alderman Connor stated they were in favor of moving forward. Alderman Hughes stated he was o.k. The consensus was to present the ordinance at the April 13, Council meeting.

ORDINANCE – REMOVAL OF PROPERTY FROM TIF – 1217 SECOND – Alderman Connor stated that she was going to reclude herself from discussion as it is property owned by her family. Attorney Seghetti gave an overview of why the property should be removed from the TIF. A discussion ensued as to if it was in the best interest of the property owner to be removed from TIF. After discussion, Chairman Colwell asked each if they were in favor of proceeding to council with the ordinance. Alderman Braun stated he had no issue. Alderman Hughes stated yes. Alderman Connor did not participate. The consensus was to present the ordinance at the April 13, council meeting.

TIF – PLAZA PARK – PROJECTS - Office Manager Passage stated that there were some street projects in the budget for TIF Plaza Park that need to be brought forward. Since TIF Plaza is coming to a close we

need to know the cost of these projects. City Engineer Coulter had submitted some estimated cost of street projects. They were read as follows:

Hickory from 4 th to 3 rd	\$7,500
Cloverdale from 3 rd to 2 nd	\$10,900
Cloverdale from 4 th to 3 rd	\$11,700
3 rd from Cloverdale to Maple	\$28,600
3 rd from Beech to Sycamore	\$8,400

Alternate for 3rd Street
3rd from Cloverdale to Beech \$52,400

A discussion was held. The estimated costs were slightly higher than budget, however; there is enough money in the redevelopment plan. Engineer Coulter stated that we had received the bid for the MFT overlay and the unit price came in at \$135.00 per ton. He felt that we could add these to that contract. Office Manager Passage stated that we would need to waive the bid process before we approve.

Attorney Seghetti stated he was ok with that process.

After discussion, Chairman Colwell asked each if they would like to move forward with the projects and to overlay all of Third Street. Alderman Braun stated yes, Alderman Connor stated yes, Alderman Hughes stated yes. Office Manager Passage asked Engineer Coulter if he will need to obtain a cost for the ADA crossings on the streets in TIF. Engineer Coulter stated that he would obtain, however; he felt there were not many. Office Manager Passage recommended that we bring this to council at the April 27 meeting as that is when public works will be bring the results from the bids for the MFT overlay for approval. Office Manager Passage stated that Chairman Colwell should advise the council at the April 13 council meeting under council committee communications.

OLD BUSINESS

UPDATE TIF/HELP PAYMENTS - ED Director Beadles gave an over of the status of the TIF/HELP loan payments. Alderman Connor asked if there have been any request to not pay their payment.

ED Director Beadles stated she has had a couple ask. Mayor stated that we are not suspending payment at this time however; we will work with business on a case by case basis. Chairman Colwell stated that there are grants and programs available utilizing Federal funds and or state funds for small business. ED Director Beadles stated that she has provided all that information to our businesses via emails and phone calls. Chairman Colwell stated that the goal would be to work the businesses to try to assist them and prevent losses overall.

UPDATE FOURTH STREET CORRIDOR PLAN – Mayor White stated that Peters Landscaping will be moving forward with finishing the Walnut Street median.

UPDATE VIDEO BILLBOARD/616 4th STREET PROPERTY – Mayor White stated that work is continuing at the site and Owens Design Group will be installing the video billboard sign as it was in the contract that they would install the sign.

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SUMMARY

Chairman Action – Chairman Colwell will update the council at the April 13 council meeting regarding the streets to overlay in the TIF Plaza Park District.

Council Agenda Items – Ordinance – Removal of property from TIF – 1217 Second
Ordinance – Redevelopment Agreement Town Theater
Façade Application – Caroline Kluka – 216 R Pine

There being no further business the meeting was adjourned at 5:16 P.M.

Respectfully,
Danny Colwell, Chairman