

MINUTES

March 22, 2018

Board Meeting

City Hall – Council Chambers

Members Present:

Jeff Mercer President
Kim Minton..... Secretary
David Bedwell..... Member
Amy Richardson..... Member

Others Present:

Krista Linke..... Director of Community Development
Julie Spate..... Recording Secretary

Call to Order:

Jeff Mercer called the meeting to order at 8:00 a.m.

Approval of Minutes:

Amy Richardson made a motion to approve the February 22nd, 2018 minutes as presented. David Bedwell seconded the motion. The motion carried.

Public Comment:

None.

Committee Reports:

A. Communication Committee or Monthly Update:

1. 2017 Annual Report – The first draft has been received. The mailer portion has been removed and the map size has been increased and the aerial view removed. Comments should be directed to Ms. Richardson or Rhoni Oliver. Krista Linke will e-mail the draft to the board members.
2. Social Media Update – Tara Ricke will help in this area. There is an old Facebook page needing to be removed.

B. Finance Committee or Monthly Update:

1. 2017 Audit to begin in May 2018 with Alerding CPA – The dates for the audit have been scheduled for May. Upon completion the 990's will be completed as well.

C. Loan and Grant Committee or Monthly Update:

1. Frechette Façade Project Update – 89 E. Jefferson Street – Neil Dixon had completed drawings and contacted Dukate for an estimate on the one-story rendering encompassing a new exterior and interior and elevator accessibility to the basement. Linda Frechette will move into her new property on North Main Street within the next few months. Mr. Bedwell reviewed the running of the numbers that didn't make financial sense for Ms. Frechette to invest as much money as would be required. It was then tabled with RDC. Mr. Bedwell contacted Dennis Drake for a bid for a false façade with deepened window wells. He is contacting sub-contractors at this time for

estimates. Mr. Bedwell asked him to bid both the false façade and as Mr. Dixon had drawn it up. Mr. Drake should have bids back in early April. Ms. Linke added that it was tabled at the RDC meeting.

2. CFMG 2017-01: EMRY – 70/90 W. Jefferson Street – Loan Increase to \$100,000 – The committee decided not to pursue this request.
3. CRLF: 100 N. Main Street: Main & Madison (Amy Richardson) - \$50,000 – More information has been requested to complete the file. A vote can take place via e-mail before the next meeting.
4. RRLF: 898 Johnson Avenue: Chris Stout – \$12,949.15 (50% Grant) – The committee recommended approval of this project but need to bring to the board for a vote because they are “flippers”. As an investor owned property, they qualify for the 50% grant. They will sign an affidavit that they will follow the guidelines of selling to someone who fits the income restrictions. Greg Leugers who is the Stouts’ real estate agent assured he would market the property that way as well. Mayor Steve Barnett supports work on Johnson Avenue. Ms. Oliver advised her thought process that as a rental property they would at best receive the 50% as a landlord and not any higher even with a lower income tenant. Mr. Mercer asked what happens if they can’t find a buyer that meets the criteria. Ms. Oliver responded that they would be required to pay all the money back and this understanding would be included in the written agreement protecting FDC. Mr. Bedwell made a motion to approve the request. Kim Minton seconded. Passed.

D. Development Committee or Monthly Update:

1. 2017 Tax Certificate Properties Update: Ms. Oliver reported that 348 Kentucky has been closed, so there are two that have been closed and three remain to receive quiet title on. Mr. Schafstall has identified the problem, similar on each of them and he has a defendant he can’t find, but he is working on it.
2. 2018 Tax Certificate Property Requests Update: Title searches have been ordered and noticing will begin once done.

February 2018 Financial Report:

Ms. Linke has changed the summary page with 2018 programming dollars. 2016 and 2017 programming funds are combined and updated to show remaining balance of \$38,887. Applications to date through February are listed. \$113,000 in projects is committed already for 2018 with \$287,000 remaining. Adding in the 2016-2017 balance of \$38,887, the total is \$325,000 in programming dollars to spend throughout 2018. There is also \$75,000 not directly from the RDC that would perhaps not have to follow the normal guidelines and could thus be used for other unique projects. If the board members have any suggestions for the use of these funds, they are to let Ms. Linke know before the next Loan and Grant meeting. Mr. Bedwell asked if this is possible and Mr. Schafstall said he would have to look at it. Mr. Mercer suggested reviving the list of ideas presented in the past. Ms. Linke will send a reminder e-mail to the rest of the board. Ms. Richardson asked how long borrowers have to draw. Ms. Linke responded nine months.

Director’s Report

1. 361 E. Jefferson Street Lease Agreement with Milestone — Signatures are needed on the lease agreement with Milestone. A door has been repaired and they should be in by April and will begin to pay rent.
2. Updates to the Strategic Plan – Ms. Linke needs to secure updates from the committee chairs and will send a reminder to that effect.

3. Non-TIF funds to be used outside Integrated Economic Development Area – Discussed previously.
4. Grant Application – Ms. Linke seeks to secure a support letter from FDC for a grant for opportunity zones through the city.

Mr. Mercer asked how the co-working space is coming. Ms. Linke said they have drawn around \$30,000. She has not visited yet, but wants to get some pictures taken. Mike Denney will go and make some inspections. Mr. Bedwell has seen the work in the back and said progress is coming and that it looks very good. Ron Wildman expected to be out of that area in the next couple of weeks and on to the upstairs. They anticipate being done in May. Ms. Oliver met with Greg Leugers and 18 of their real estate agents to give information for them to market more effectively. Ms. Linke added that the formal loan application has not yet been received from Mr. Leugers, but he is working on it. Ms. Linke gave a brief construction update on B2S Labs.

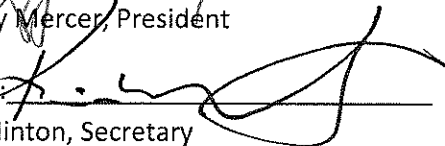
Adjourn:

No further business came before the Directors. The meeting was adjourned.

Approved this 26th day of April, 2018:

By: 

Jeffrey Mercer, President

Attest: 

Kim Minton, Secretary