

MINUTES

April 28, 2016
Board Meeting
City Hall – Council Chambers

Members Present:

Jeff Mercer President
Steve Woods..... Vice President
Kim Minton..... Secretary
Angela Coy.....Treasurer
David Bedwell..... Member
Lisa Jones..... Member

Others Present:

Robert Schafstall Legal Counsel
Krista Linke Community Development Director
Julie Spate..... Recording Secretary

Call to Order:

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

Approval of Minutes:

Kim Minton made a motion to approve the March 24, 2016 minutes as presented. David Bedwell seconded the motion. The motion carried.

Public Comment:

None.

Committee Reports:

A. Communication Committee or Monthly Update:

In the absence of Steve Woods, Rhoni Oliver reported the committee's continued work on a marketing minute. She has also updated the website with completed minutes and agendas along with descriptions of 351 E. Jefferson, Irish Brothers and The Grill Bar. Ms. Oliver also reported receiving the first question via the website and her commitment to answering individuals within 24 hours. Ms. Oliver sought the board's comfort level going forward with staff responding to such questions directly. Mr. Mercer supported Ms. Oliver and Krista Linke's response to such inquiries and if any directors' input is needed, they are available. Ms. Oliver also gave statistics on last week's hits on the site. Mr. Mercer also reported receiving communication from Mr. Woods that the annual report is being worked on and will be ready by June 1.

B. Finance Committee or Monthly Update:

Angela Coy reported that the audit will start the week of May 15. Natalie from Alerding CPA Group hopes to have a draft prepared for the June board meeting.

C. Loan and Grant Committee or Monthly Update:

Lisa Jones reported no new requests to review so the committee did not meet. They did approve via e-mail a nine-month extension for Dan Catlin. Ms. Linke explained that the project was originally to have been completed in nine months and it's been nine months and hasn't started yet. Ms. Linke also reported a mailing sent to all residences along Jefferson Street between US 31 and Walnut Street making them aware of the residential revolving loan program. She received five responses, but none of them qualify because of the income restrictions. Residents seem to have interpreted that if they met the income they received the grant and if their income is above the limit, they just didn't receive the grant portion, so none of the five respondents qualified for the program.

D. Development Committee or Monthly Update:

Kim Minton reported that the committee will meet in May to start finalizing details for the three abandoned tax sale homes to be received in June. Mr. Mercer asked if it was still on target for June or July and Ms. Minton confirmed.

E. Capacity Committee or Monthly Update:

No report.

F. 351 E. Jefferson Street Update:

Ms. Oliver reported that Mike Waugh has turned in his first draw for \$85,000. The east side of the building may be ready in two weeks as long as Duke and the window and door company meet their deadlines. The rest of the building should be done by early June. City Engineer Travis Underhill has people ready to move in as soon as it's ready. Ms. Linke received an e-mail from Reith Reilly who will send a lease agreement by the end of the week for Legal Counsel Rob Schafstall to review. They will pay \$1,500/month along with a potential second contractor for the same rate, so possibly \$3,000 monthly income. FDC will cover utilities, have insurance on the building, and shouldn't have to pay taxes as a non-profit. The contracting companies have their own insurance. Mr. Schafstall will check but thinks FDC was given a credit at closing for taxes and that FDC has to pay them.

Financial Report:

Ms. Linke reported the current balances for each of the accounts. She also noted the \$350,000 on the balance sheet for 351 E. Jefferson Street as a grant receivable. The budget is in line with most items under budget. There have been more Design Reviews paid for than estimated, so that line items is over budget slightly. There are no new residential loans to report. The new commercial loan for The Grill Bar (Larry & Manilla Hughes) has been added to the CRLF Program Activity Report. Their façade grant has been added to the CFMG Program Activity Report. There were no new projects added to the DI & RFP Program Activity Report. The Programming Funds report has been updated to show the 2016 Programming Funds separately from the original programming funds.

Mr. Mercer asked the status of Hoosier Brewing. Framing is accomplished, brewing equipment has been bought, interior demolition is done, interior build out has begun and equipment needs to be installed. He was going to wait on purchasing canning equipment, but Meijer has started to sell their line so the higher demand required him to move ahead with that purchase. They're planning a parking lot party for Saturday, June 4.

Mr. Mercer also asked about B2S. Ms. Linke reported their hope to be in the first floor portion of their building by June 1st.

Lisa Jones asked if legal action is needed on the Schmidt situation. Mr. Schafstall filed a claim several months ago. Ms. Linke doesn't expect any funds to be recouped and thinks it's probably not worth continuing to pursue. Ms. Jones asked if a vote was needed to make a charge off. Ms. Linke said we could, but she is hesitant because another one started paying back after a long time of no response. Ms. Linke reported it has been at least six months. Mr. Mercer doesn't think it will hurt to leave it for another month or two.

Director Report:

Ms. Linke is still working with Irish Brothers Pest Control at 296 E. Jefferson St. They thought they would be further along, but contractor estimates are taking longer than anticipated. There are no new façade grant applicants, so a mailing will probably be scheduled in another couple of months.

Mr. Bedwell asked about where David Catlin stands. Ms. Linke e-mailed him yesterday that the grant had been extended, so now he will likely be ready to sign paperwork. There are others interested in the property as well.

Mr. Mercer summarized that a lot is going on behind the scenes though a bit slower right now than in past months, and to keep focused on the strategic plan.

Additional Items:

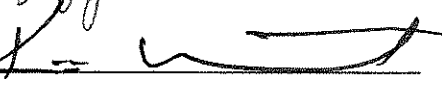
- Next Regular Board Meeting - May 26th, 2016 at 8:00 a.m.

Adjourn:

No further business came before the Directors. The meeting was adjourned at 8:25 a.m.

Approved this 26th day of May, 2016:

By: 
Jeffrey Mercer, President

Attest: 
Kim Minton, Secretary