

REDEVELOPMENT COMMISSION – MINUTES

MONDAY, JULY 9, 2018

MEMBERS: Jason Nicolaou, Lynda Lambert, Corey Kutz, Dr. Robert Taylor, Caleb Edwards

Also in attendance –Attorney Rob Schein, Facilitator Joe LePage, Clerk-Treasurer Tonya Thayer

Jason Nicolaou calls the meeting to order at 6:30 p.m. and everyone is led in the Pledge of Allegiance.

Roll Call – Joe LePage absent

OLD BUSINESS

NEW BUSINESS

TIF CASHFLOW REPORT PRESENTATION – UMBAUGH – EMMA ADLAM

RESOLUTION 2018-08 RESOLUTION OF THE LEBANON REDEVELOPMENT COMMISSION CONFIRMING A RESOLUTION APPROVING AMENDMENT TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE LEBANON CONSOLIDATED ECONOMIC DEVELOPMENT AREA. Read by Attorney Rob Schein. Rob gives an overview.

PUBLIC HEARING IS OPENED BY PRESIDENT NICOLAOU – NO ONE COMES FORWARD – PUBLIC HEARING IS CLOSED.

Motion by Lambert to adopt Resolution 2018-08, 2nd by Edwards. Motion carries by a unanimous vote.

GATEWAY MARKETPLACE PROJECT – PUBLIC HEARING – PRESENTATION OF PROJECT AND LEASE AGREEMENT WITH LEBANON PUBLIC BUILDING CORPORATION FOR THE FINANCING OF CERTAIN ECONOMIC DEVELOPMENT FACILITIES. Planning Director Ben Bontrager gives overview of the project. Catherine Fanello with Krieg DeVault gives an overview of the Lease Agreement.

*Sent 5 mail
10-2-18*

PUBLIC HEARING IS OPENED BY PRESIDENT NICOLAOU.

Sandra Breedlove 725 W. 300 N. Lebanon comes forward and speaks.

PUBLIC HEARING IS CLOSED.

NO ACTION TAKEN ON THIS PROJECT TONIGHT.

KIMLEY-HORN: REVISED PROPOSALS FOR DOWNTOWN & BIG 4 TRAIL EXPANSION. Kevin Krulik, City Engineer explains Amendments #2 and #3. Amendment #2 due to weekly meetings being needed instead of bi-weekly meetings Mr. Krulik is requesting and additional \$17,500.00. Mr. Krulik explains Amendment #3 with a long discussion between Council and Krulik.

Motion by Edwards to approve Amendment #2 to the Design Consultants fee (nte) \$17,500, 2nd by Taylor. Motion carries by a unanimous vote.

Motion by Kutz to authorize President Nicolaou to sign Amendment #2, 2nd by Edwards. Motion carries by a unanimous vote.

Motion by Kutz pending legal review to approve Amendment #3 Task 1 and 2 (nte \$55,000) and authorizing President Nicolaou to sign document, 2nd by Taylor. Motion carries by a majority vote, with Nicolaou and Lambert voting nay.

LEBANON DOWNTOWN COWORKING DEVELOPMENT PROPERTY – BID REPORT AND RECOMMENDATION. Ben Bontrager, Planning & Zoning Director explains the bids that were received and gives his recommendation of Forza.

Motion by Kutz to approve the bid from Forza, subject to legal review, 2nd by Edwards. Motion carries by a unanimous vote.

CLAIMS

Motion by Kutz to approve the claims, 2nd by Nicolaou. Motion carries by a unanimous vote.

ADJOURNMENT

Motion by Edwards to adjourn, 2nd by Nicolaou. Motion carries by a unanimous vote.

The next regular Lebanon RDC meeting is scheduled for Monday, August 13, 2018 at 6:30 pm

Respectfully submitted by Tonya Thayer, Clerk-Treasurer.