

Minutes

Redevelopment Commission

January 05, 2021

6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION
FOR THE CITY OF CHARLESTOWN WAS HELD ON JANUARY 05, 2021.

Board members present: Ms. Donna Ennis, Mr. Jim Adams and Mr. Derek Coombs. Also present were Commission Secretary/Clerk Treasurer Donna Coomer and City Attorney Mickey Weber. Absent was Mr. John Spencer and Mr. BJ Steele

Pledge

We will not do pledge on zoom. Will reinstate at a future meeting.

Swearing in of Commissioners

Mayor Treva Hodges swore in Donna Ennis, Jim Adams and Derek Coombs as Commissioners of the Redevelopment Commission. Mr. John Spencer and Mr. BJ Steele will be sworn in at a later time.

Minutes

Mr. Adams made a motion to approve the Minutes for December 01, 2020, seconded by Mr. Coombs. Approved 3-0.

Claims

Mr. Coombs made a motion to approve the claims, seconded by Mr. Adams. Approved 3-0.

Public Comment

None

Election of Officers

President - Mr. Adams made a motion to nominate Ms. Donna Ennis as President, seconded by Mr. Coombs. Approved 3-0. Ms. Ennis closed the nominations.

President - Mr. Adams made a motion to approve Ms. Donna Ennis as President, seconded by Mr. Coombs. Approved 3-0.

Ms. Ennis made a motion to nominate Mr. Jim Adams as Vice-President, seconded by Mr. Coombs. Approved 3-0. Ms. Ennis closed the nominations.

Vice- President - Ms. Ennis made a motion to approve Mr. Adams as Vice-President, seconded by Mr. Coombs. Approved 3-0.

Secretary - Ms. Ennis made a motion to nominate Mr. Coombs as Secretary, seconded by Mr. Adams. Approved 3-0. Ms. Ennis closed the nominations.

Secretary - Ms. Ennis made a motion to approve Mr. Coombs as Secretary, seconded by Mr. Adams. Approved 3-0

The Wheatley Group

Ms. Jill Saegesser said 101 Market Street developer has engaged an engineer and the previous property owner to assist in preparation of all due diligence items.

New Hope Services submitted a tax credit application to IHCD late last year for the Cherry Grove (formerly Trader's Auto World) housing project. IHCD is expected to make award announcements for submitted their supporting documents for the tax credit application. IHCD is expected to make award announcements in late February of 2021.

Covid 19 - Phase Two. The City received the \$250,000 and gave grants to 34 businesses. The City will hold a public hearing in mid-January and proceed with the close out process as long as the Public Access Counselor still allows zoom meetings. The City is looking at getting a Phase Three grant to help small business and services.

Depot Street Revitalization – Jill stated that the developer is making some adjustments to the proposed design based upon the feedback from the Committee. The developer should hve something to TWG by Friday, January 15th.

Jill is also with Clerk Treasurer, Donna Coomer, and the County Auditor's Office to get the annual report of 2020 completed by end of March. It is due by April 15, 2021.

Highway 3 and Highway 62 Development Plan.

Jill Saegesser stated that it is time for the Commission to solicit public input on the development plan. Ms. Ennis said that Leah, the City's Media Director, will put it on the City's Facebook page. Jill said once we get that input, Taylor, Siefker Williams Design group will incorporate the findings into the plan and finalize the plan. Jill will get with Leah and get the public input to Taylor Siefker Williams by the end of January.

2021 Debt Refunding Update

Mr. Beau Zoeller with Frost Brown Todd presented a timeline regarding the Debt Refunding, including the RDA, joint meetings and public hearing schedules. FBBT will forward a notice of Public Hearing on January 18, 2021. Beau stated that the City will need to determine if a Redevelopment Department Authority has already been established so that they can adopt a resolution approving lease and tax increments. If there is not an RDA, the City will need to form one and appoint members to the Board. FBT will send notices to the News & Tribune as required by state statue for public notices on a remonstrance period. Stifel, Nicolaus & Company will assist with marketing the bonds in order to access multiple capital markets.

Adjournment

Mr. Steele made a motion to adjourn the meeting, seconded by Mr. Adams. Approved 4-0.

Donna Ennis

President, Donna Ennis

2/2/21

Date

Attest:

Derek Coombs

Derek Coombs, Secretary

2/2/21

Date