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MDC PROPERTY COMMITTEE MEETING AGENDA
October 15, 2014
City Hall, North Conference Room, 2-3pm

Attendees: Ashley Squyres, Eric Jensen, Caleb Hood, Bruce Chatterton, Dan Basalone, Dave Winder, Tammy de Weerd and Todd Lakey

**1) Review of revised Façade Improvement Application for Mark Hooper [if received in time]-
All**

Over the course of the last 30-days, the MDC Property Committee has been working with applicant, Mark Hooper, on refining his Façade Improvement application request. In early September, he submitted his initial application for consideration. Upon review of that application it was determined by the committee that many of the original requests were not items that meet the public purpose threshold for the utilization of tax increment finance dollars for projects such as these. The committee reviewed the items and eliminated several from consideration. Administrator Squyres worked with the applicant so he could submit a revised application for further consideration.

The applicant submitted a revised application on October 14 and the committee reviewed on October 15. Upon further discussion on some of the items, the committee determined that it would recommend funding for only a portion of the applicant's request. Those items recommended for funding include the following:

- *Three awnings: \$1,920
- *Three pairs of shutters: \$360.00
- *Three copper window boxes: \$610.00
- *Lift rooflet over the door: \$460.00
- *Shrubs/grass in front of the house: \$960.00
- *Sprinklers for lawn/shrubs: \$1,500
- *Plumbing for sprinklers: \$2,500

TOTAL of recommended items: \$8,310. Recommended contribution by MDC: 50% or \$4,155.

The committee recommends approval of the above with the following requirement, that a landscaping plan be submitted and approved prior to construction and repayment and the desire to include at least one tree within the landscape plan.

2) Updates from Bruce Chatterton:

a. Urban renewal district creation

The city council has had an Executive Session discussion on this topic. While Bruce could not divulge the nature of the conversation, he discussed the process, the potential engagement of Phil Kushlan to assist with an effort should it move forward and the public

process.

b. Next steps with the Pegasus Economic Development Study

Bruce discussed the meetings with the city department heads and the upcoming meeting with the city council to discuss his proposed priorities based upon the Pegasus Study. Those priorities that are within the MDC district or responsibilities include: URD creation/expansion, a conference center and an innovation center.

c. Auditorium district/civic center discussion next steps

Bruce discussed the project development plan that he, Ashley and Anne Roberts have been working to develop with Pegasus. A draft scope of work was presented to the committee and he discussed the main questions that the plan would help identify and answer. The next step is for MDC and the city council to each have a conversation about moving forward with the project plan. MDC will discuss next Wednesday at the board meeting and the city will discuss on October 28. If both are agreeable to moving forward, a cost-share agreement will be pursued. In addition, it was acknowledged that the Chamber is willing to contribute \$1,000 towards the study so they can be a partner.

3) McFadden Property – Ashley and Bruce

Bruce and Ashley opened up a discussion regarding the McFadden property and the question of if MDC and/or the City should try to purchase the property? The committee discussed the pro's and con's, the public safety aspect, the known purchase price and the desire to preserve some of the sandstone and signage for historical preservation. It was determined that while the budget is tight, dollars could potentially be reallocated if other projects do not move forward. The committee will bring this topic forth at the next board meeting for a broader discussion.

4) Wine Cooperative Discussion

Dan stated that he believes that deadline should be considered for Earl as the dollars that are set aside for this project could go elsewhere. The committee as a whole felt that Earl or his partners should be prepared to sign a lease by year's end. The committee will request that the board make a formal motion to this effect at the October 22 meeting.