

Redevelopment Commission Meeting Minutes for May 20, 2008

These are the meeting minutes for the regularly scheduled Redevelopment Commission Meeting held May 20, 2008.

Members Present: Pat Laughlin, Mike Lynch, Doug Elmore and Doug Kremer.

Also Present: Mark White, Asst. Town Manager; Jack Miller, Police Chief; Christine Owens, Planning Director; Sue Beesley, Bingham McHale; and Greg Guerrettaz, Financial Solutions

The meeting was called to order, roll was taken and quorum was present.

The first item on the agenda was the consideration of the minutes from the April 15, 2008 Meeting. The Minutes were unanimously approved with three minor 'typo' corrections.

The next item on the agenda was the Review of the Tax Impact Statement for TIF Area # 4. Greg Guerrettaz was present from Financial Solutions and gave a brief explanation of the report.

The next item on the agenda was the consideration of Resolution 2008-04 for the expansion of the TIF Allocation Area (Area # 4). Sue Beesley, Bingham/ McHale was present to answer any questions regarding the Resolutions. After a brief discussion Resolution # 2008-04 was unanimously approved.

Mr. Laughlin noted that at the last meeting the Commission had asked Mark to review Area # 4 and see if there were any additional lots that should be included. Mark advised the Commission that the only lot that they might consider was the LKQ site. Mark also noted that this site was adjacent to the existing TIF area and thus would be eligible for redevelopment using TIF revenue as it stands now. It was also noted, by both Greg and Sue that a new district could be created that consisted of just the LKQ site.

The next item on the agenda was the Gateway Plan. Christine Owens, Planning Director, was present and gave a presentation to the Commission which basically outlined the plan. Christine noted that this overlay is setup to be an amendment to the Comprehensive Plan and will provide guidelines for future development and /or redevelopment in the area of the U S 36 and S R 267 intersection. Christine noted that the role of the Redevelopment Commission would be; 1, to partner in the implementation; and, 2. to facilitate public improvements; and, 3 to facilitate redevelopment of private property. Christine also advised the Commission that the Plan Commission had endorsed a Great Places Award for the Town of Avon, as a means for recognizing areas of town that have utilized various components of good design and are deserving of

special recognition. She is requesting that a member of the Redevelopment commission sit on the Great Places Awards Committee. The Commission appointed Mike Lynch to serve on the Great Places Awards Committee.

The next item on the agenda was Change Directives and Change Orders. Mark asked the Commission if they wanted to directly contact the two contractors who had pending change orders, Coon and Zimmer, but since the new Architect of Record was in the process of being hired the Commission decided to wait and send these change orders to them to be processed as per the contract.

The next item on the Agenda was the Owner action items. Mark noted that the Architect of Record hiring process was to be completed by Thursday at the Council Meeting. The Commission reviewed some of the Plan Commission Site Plan requirements: The garage door has been painted and was acceptable to Christine, the plants have been moved as stipulated, the landscaping was being completed, leaving the screening around the mechanicals. The Commission, by consent, decided to hold on this requirement until the project was closer to completion. The Commission asked about the status of the punch list items and, by consent, directed Mark to contact the contractors directly and find out what their intentions were regarding the remaining items.

The next item on the agenda was the Courtroom furniture. The Commission asked that a completion date be set for the judges bench.

The next item on the agenda was the Police Additional Equipment. The Commission decided to hold on these items until the department moved in.

The next item on the agenda was the payment request. The invoices from Pyramid were forwarded to Dan Taylor for review and comment.

The Commission voted to approved the following invoices;

ESCO	\$8,086.00 (the recording system has been installed on the Court's computer)
Financial Solutions	\$3,820.00
Oles Engineering	\$185.00 (top soil)
Dan Taylor	\$5,132.00
Bingham/McHale	\$1,266.40 (Mark was asked to research the balance of \$6,784.43)
Mark	\$25.00 (reimbursement for paint for the garage door)

The Commission voted to hold on the following invoices;

Randy Long	\$3,354.08 (pending completion of the Judge's Bench)
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The next item on the agenda was the Outstanding Action Items. Mark noted that the Arbitration Date had not been set.

The next item on the agenda was a brief review of the joint meeting held between the Town Council, the Economic Development Commission, and the Redevelopment commission.

The next regularly scheduled meeting is June 17, 2008 at 6:00 PM.

There being no further business the meeting was adjourned.

Pat Laughlin, President

Attest: Mike Lynch