

MINUTES

ECONOMIC DEVELOPMENT COMMISSION

June 11, 2020

PUBLIC HEARING

4:30pm
Via Zoom Conferencing

PUBLIC MEETING

Immediately following Public Hearing
Via Zoom Conferencing

MEMBERS PRESENT

Lance Stephenson, President
Mary Jamerson, Sec/Treas
Roger Reed

STAFF PRESENT

Greg Winkler, ED Director
Karen Soetenga, ED Staff
Paul Podlejski, City Attorney

OTHERS PRESENT

Daphne Holtzleiter, Mustin Builders
Jerome Smith, Tax Abatement Applicant
Mike Leslie, Bridgenorth Homes
Ron Plichta, Bingham, LLC

PUBLIC HEARING

President Stephenson opened the public hearing. Mr. Winkler, ED Director, briefed members on EDC16-20 a resolution financing a proposed housing renovation project involving the former Courtyard Apartments. Mr. Winkler introduced Ron Plichta, Bingham, LLC, owners of the facility. Mr. Plichta informed members of their September purchase and renovations that took place from September to February. Mr. Plichta stated when they first looked at the building they estimated renovations costing \$894,000 but after due diligence the number grew to 1.9M. Bingham Square then made the decision, after learning of the TIF program and talks with the City, to move forward with the project. Because of the pandemic, work has slowed on the project but is beginning to ramp back up. Mr. Plichta stated they currently have 67% occupancy of the 129 available with 40 units still needing renovated. A video was played outlining the improvements. A question and answer time followed. No remonstrances had been filled.

CLOSE PUBLIC HEARING

OPEN REGULAR MEETING

ROLL CALL AND DECLARATION OF QUORUM

Mr. Stephenson called the public meeting to order and declared a quorum with three (3) members in attendance.

MINUTES

Ms. Jamerson moved to approve the May 14, 2020 minutes as presented. Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

NEW BUSINESS

EDC10-20 - RESOLUTION RECOMMENDING RESIDENTIAL TAX ABATEMENT FOR JEROME AND STEPHANIE SMITH - 2526 Doe Meadow Drive

Mr. Winkler briefed members on Resolution EDC10-20 a residential tax abatement for Jerome and Stephanie Smith. Mr. Winkler stated the address is 2526 Doe Meadow Drive, Lot 26 in Deer Creek Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of 315,000.00. Mr. Smith briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC10-20 for Jerome and Stephanie Smith and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

EDC11-20 - RESOLUTION RECOMMENDING RESIDENTIAL TAX ABATEMENT FOR BRIDGENORTH HOMES - 6415 Colt Lane

Mr. Winkler briefed members on Resolution EDC11-20 a residential tax abatement for Bridgenorth Homes. Mr. Winkler stated the address is 6415 Colt Lane, Lot 39 in Apple Downs Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of 225,460.00. Mr. Leslie briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC11-20 for Bridgenorth Homes and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

**EDC12-20 - RESOLUTION
RECOMMENDING RESIDENTIAL TAX
ABATEMENT FOR MUSTIN BUILDERS -
4814 Stratford Drive**

Mr. Winkler briefed members on Resolution EDC12-20 a residential tax abatement for Mustin Builders. Mr. Winkler stated the address is 4814 Stratford Drive, Lot 191A in Southmain Village West Phase 3 Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of 294,510.00. Ms. Holtzleiter briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC12-20 for Mustin Builders and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

**EDC13-20 - RESOLUTION
RECOMMENDING RESIDENTIAL TAX
ABATEMENT FOR MUSTIN BUILDERS -
4816 Stratford Drive**

Mr. Winkler briefed members on Resolution EDC13-20 a residential tax abatement for Mustin Builders. Mr. Winkler stated the address is 4816 Stratford Drive, Lot 191B in Southmain Village West Phase 3 Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of 239,900.00. Ms. Holtzleiter briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC13-20 for Mustin Builders and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

**EDC14-20 - RESOLUTION
RECOMMENDING RESIDENTIAL TAX
ABATEMENT FOR MUSTIN BUILDERS - 212
Asbury Drive**

Mr. Winkler briefed members on Resolution EDC14-20 a residential tax abatement for Mustin Builders. Mr. Winkler stated the address is 212 Asbury Drive, Lot 192A in Southmain Village West Phase 3 Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of \$290,000.00. Ms. Holtzleiter briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC14-20 for Mustin Builders and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

**EDC15-20 - RESOLUTION
RECOMMENDING RESIDENTIAL TAX
ABATEMENT FOR MUSTIN BUILDERS - 210
Asbury Drive**

Mr. Winkler briefed members on Resolution EDC15-20 a residential tax abatement for Mustin Builders. Mr. Winkler stated the address is 210 Asbury Drive, Lot 192B in Southmain Village West Phase 3 Addition. The request is for a three-year tax abatement, as it is not considered in-fill housing. Construction will commence before December 31, 2020, for a single-family dwelling intended for human habitation. Improvements to the property will be at an estimated cost of \$298,000.00. Ms. Holtzleiter briefed members on the new construction. Brief discussion followed.

Ms. Jamerson moved to approve Resolution EDC15-20 for Mustin Builders and Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

**FINDING OF FACTS AND REPORT - BINGHAM
LLC PROJECT**

Mr. Winkler briefed members on the Finding of Facts and Report.

**EDC 16-20 RESOLUTION OF THE ANDERSON
ECONOMIC DEVELOPMENT COMMISSION
APPROVING AND AUTHORIZING CERTAIN
ACTIONS AND PROCEEDINGS WITH RESPECT
CERTAIN PROPOSED ECONOMIC
DEVELOPMENT REVENUE BONDS (BINGHAM,
LLC - FORMER COURTYARD APARTM ENTS)**

Mr. Winkler informed members of Resolution 16-20 a resolution approving and authorizing certain actions and proceedings with respect to revenue bonds generating \$900,000.00. Discussion followed.

Ms. Jamerson moved to approve Finding of Fact, Report and EDC16-20 a Resolution approving and authorizing certain economic development revenue bonds for Bingham, LLC. Mr. Reed seconded. Motion passed unanimously; 3 yes, 0 no.

ADJOURNMENT

Mr. Reed moved to adjourn the meeting and Ms. Jamerson seconded. Meeting adjourned at 5:20 p.m.

