

## FOUNTAIN URBAN RENEWAL AUTHORITY

October 26, 2016

### Minutes

Chairman Bryan Kniep called a regular monthly meeting of the Fountain Urban Renewal Authority to order at 6:02pm. Commissioners present included Tom Scriven, Steve Mosher, Kathy Roby and Paul Aragon. Also in attendance, FURA's Executive Director (ED) Kimberly Bailey, CLA Carrie Bartow, and Intern Jennifer Stewart.

Chairman Kniep presented for approval of the August 24, 2016 and September 28, 2016 meeting minutes. Aragon motioned for approval, second by Scriven, and passed unanimously by the board.

#### **NEW ITEMS discussed:**

##### Blast Park Fence Style:

Bailey discussed the new fence that is being installed along the railroad for the Blast Park open space area. It will act as a safety buffer for the residents from the railroad. The fence will cost approximately \$18,000 and the City will reimburse FURA for the cost. The fence will mimic actual railroad ties and will be aesthetically pleasing. The Board discussed amending the promissory note between FURA and the City in terms of additional cost items that will be reimbursed next year to FURA. Aragon motioned for approval to amend the promissory note with the City, Roby seconded, passed unanimously by the Board.

##### Anderson Consulting Retainer:

Bailey provided the Board with a draft consultant retainer contract with Anderson Analytics. She explained that Anderson's consultant services will be needed going forward for future SAH projects and needs. Signing a consultant retainer contract will allow for ongoing communications between Anderson Analytics and FURA. If the Board were to sign the contract, this will provide for a larger discount, instead of only Anderson Analytics per hour. The Board also discussed the possibility of putting the cost of the retainer under FURA's administrative funds. Kniep stated he thought being able to allocate the administrative funds towards the contract was a great idea; the Board discussed the positive working-relationship that the Board has with Anderson Analytics.

The contract end date for the consulting services was discussed by the Board at length; current contract calls for a February 2017 deadline. Scriven stated that the February 2017 deadline was a good way to ensure the project(s) do not linger on and that the consultant services were very much needed. CLA Bartow also discussed the contract end date; she stated the monthly retainer services presented in the contract were reasonable; a 30-day written notice for contract cancellation would also be a good idea. The Board was supportive of the costs of the consultant retainer contract from Anderson Analytics with an extended contract end date of March 1<sup>st</sup> with the option to extend. Scriven moved to approve the contract with the extended deadline, Aragon seconded, passed unanimously by the Board.

##### Spainer & Cade Blight Funds Status:

Bailey discussed the remaining Spainer blight fund loan; the Spainer estate has \$6,400 left to pay on the loan. When Bailey talked with the family, they informed her they had been liquidating his assets and simply did not have the funds to pay the remaining balance at this time; but did not give the impression they would not pay at all, just that there would be some more time before the balance would be paid in full.

Bailey updated the Board on the status of Cade's current leads on the two properties at 119 and 120 E. Ohio Avenue that are currently on the market for sale. Cade informed Bailey that there had been no leads and that the broker contract he has on the properties will be ending in November. He asked Bailey if the loan funds were still able to be loaned to him. The Board discussed the prospect of loaning Cade and his business partner the blight loans but it was confirmed that the loan option was no longer available due to the repayment deadline timeframe. The Board also discussed the cost of remediation of the site to make it "shovel ready" for a future development and that the loan would be more than the property was worth. The Board decided it was simply not feasible to loan Cade the blight funds at this time.

#### 8.12 & 8.14 Chapter Findings to Council on Blight:

Bailey informed the Board that the City Blight Team had recently presented its' blight findings to City Council and presented the PowerPoint slides to the Board. The Blight Team has been working on steps for empowerment for the City Staff and also the owners of commercial assets in the community. Bailey discussed the new terms that are in the revised ordinances; the revised ordinances provide for a better flow; the City can now order demolition via the new codes and the protection of deployed Military property ownership has been added, as well. Bailey discussed that the expert land use owner, Gerry Dahl, is compiling the red-lined revised previous drafts that Council asked for and then the Blight Team will be recommending these updated and revised ordinances to City Council before the end of the year.

#### **FINANCE accounting:**

##### US85 Tax Receipts Record:

The Board discussed the US85 tax receipts charts in terms of historical trends; there has been a lot of growth. The Board also discussed the lack of records from the early years of FURA and the projections from use tax that are not available; Scriven stated that it would be too costly for an audit of early records of these taxes.

##### 2017 Planning:

- Budget
  - The Board discussed the proposed budget for FURA and decided to pay off the \$6,400 that Spainer estate owes. Roby motioned for approval, seconded by Aragon, passed unanimously by the Board.
  - The Board also discussed allocating funds to a specific "Olde Town" bucket; reserving them for later use.
- Work Plan Initiatives
  - Bailey provided the 2016 work plan for the Board's review. Bailey stated the following items were underway or had been completed: the Blast Park land acquisition, Main Street cornerstone development project, and the blight ordinances are nearly completed. Also, for more transparency, the Board released its' first Annual Report, debuted a new FURA specific website, and published the Town Design Guidelines and Interstate Gateway RFQ. An item to be completed that will roll over in 2017 is the Olde Town grocer.
  - The Board discussed items that were not on the 2016 scope of work. The Fountain Valley Shopping Center needs upgrades (waiting for a 60-day report from Retail Strategies consultants).
  - Bailey also discussed how FURA had not demo'd any commercial blighted assets in 2016; the Board discussed visioning for 2017 and decided to make the upcoming year of

partnership and “building up” vision for FURA. Kniep stated that building a partnership with the developer of the Fountain Valley Shopping Center is an excellent idea. Scriven noted that FURA would benefit from having positive rapport with businesses and would create momentum for development in the future.

- Kniep motioned for approval to sign Payable Check totaling \$920.00 seconded by Scriven, and passed unanimously by the Board.
  - Paul Benedetti - \$920.00

**UPCOMING events & announcements:**

Bailey discussed Board term limits; there are no changes to be made and Commissioner Hisey will hopefully be joining the Board once his tenure as Commissioner ends; there is currently one open Board seat. Bailey also discussed the Chair and Vice-Chair positions and asked the Board to be thinking about who they would like to fill those roles.

The Board decided to change the December 28, 2016 meeting to December 21, 2016.

The Chair asked if there was further business.

No further topics were brought forth by subsequent board members; therefore a motion to adjourn was made by Kniep, seconded by Roby, and passed unanimously at 7:55pm.



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Kimberly Bailey, Executive Director

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12-1-16

Date