Culver Redevelopment Commission Minutes
September 16, 2019

1. The meeting began at 5:00 PM. Roll Call was conducted; Mr. Rich West, Ms. Sally Ricciardi and Mr. Paul de Benedictis were present. Ms. Sue McInturff and Ms. Karen Shuman (non voting member) arrived shortly after the meeting began. Mr. Tom Yuhas was not present.

2. Pledge. The pledge of allegiance was led by the CRC President, Mr. West.

3. Approval of Minutes. A *motion* to approve the August 19, 2019 minutes was made by Ms. Ricciardi and seconded by Mr. de Benedictis. The *motion* was unanimously approved.

4. Financial Report.
   A. The June, July & August 2019 financial reports were discussed by the CRC members. A *motion* to accept the reports was made by Ms. Ricciardi, seconded by Mr. de Benedictis.The *motion* was unanimously approved.

   B. The current September 2019 cash flow statement was discussed.

5. New Business (MCEDC Micro Loan Program, See Attached)
   A. Mr. Jerry Chavez (MCEDC) Introduced the MCEDC Revolving Micro Loan Program. The program is “Almost ready” and Mr. Chavez discussed the application checklist, terms, and guidelines.

   B. According to Mr. Chavez, the loan review committee will consist of members from Culver town leadership. He also committed to doing a business plan workshop for interested Culver business owners as a business plan is part of the loan application process. Mr. Chavez stated he is reaching out to Culver’s current business owners with information about the program.

6. Town Manager Report.
   A. Stellar Projects
      1. The town manager, Mr. Leist, informed the CRC that two of the additional projects for Cavalier Park (a walking path and signage) are unfunded. Mr. Leist said the town is committed to the walking path project and requested CRC consider funding the estimated cost of $15,000 to complete the path. After a discussion, a *motion* to fund $7,500 (half of the $15,000 cost) of the Cavalier Park path was made by Mr. de Benedictis, seconded by Ms. Ricciardi. The *motion* was unanimously approved.

      2. Regional Stellar request for trail planning. Mr. Leist requested a $2,500 grant to support the Marshall County regional trail planning expense in support of the county Stellar process. The regional trails impact on Culver was discussed and the CRC’s financial commitment to trails over the next few years. A *motion* to draw $2,500 from the CRC funds already earmarked for

trails to be used for the trail planning grant was made by Ms. McInturff and seconded by Ms. Ricciardi. The *motion* was unanimously approved.

B. The Beach lodge renovation is on track and budget. Completion of the renovation is expected to be the end of March, 2020.

7. Old Business.
   A. Economic Development Plan. Mr. de Benedictis recapped the executive summary of the four Culver development/strategic investment documents as they pertained to the downtown retail zone. A joint working session between CRC and the Main Street organization is being scheduled for late October; the meeting will be open to the public to observe, as are all of our sessions; but it will not be not open for public participation.

   B. Broadband. Mr. West stated there was no new information to report.

   C. Façade grant program.
      1. No new applications for Façade grants at this time.
      2. Ms.Patty Stallings with the Antiquarian Historical Society (AHS) requested a grant of $2,400 to replace the trellis in Heritage park on Main street. The replacement of the trellis is part of a larger renovation of the park by AHS. After discussing the merits of the quest and impact on the TIF zone, Ms. McInturff made a *motion* that the CRC grant AHS up to $2,400 to replace the trellis in Heritage Park; seconded by Ms. Ricciardi. The *motion* was unanimously approved.

8. New Business.
   A. Max's Playhouse. Ms. Brandy Pohl made an informational presentation to the CRC about the new properties acquired in order to expand the childcare capacity of Max's Playhouse. She discussed renovation expenses for the new facility; CRC members discussed ideas/options to fund parts of the renovation costs.

9. Citizen Input. None.

10. Member Comments. None.

11. Adjourn to Claims. A *motion* was made by Ms. McInturff to adjourn to claims, Ms. Ricciardi seconded the motion. The *motion* was unanimously passed at 6:32 PM.

Respectfully submitted,

Paul de Benedictis
CRC Secretary