

Culver Redevelopment Commission Minutes
March 16, 2020

1. The meeting began at 5:00 PM. Roll Call was conducted; Mr. Rich West, Ms. Sally Ricciardi, Mr. Tom Yuhas, Mr. Paul de Benedictis, Ms. Sue McInturff and Ms. Karen Shuman (non-voting member) were present.
2. Pledge. The pledge of allegiance was led by the CRC President, Mr. West.
3. Approval of the February 2020 Minutes. A *motion* to approve the February 2020 minutes was made by Ms. Ricciardi and seconded by Mr. Yuhas, Ms. McInturff abstained from voting. The *motion* was approved.
4. Financial Report.
 - A. The January and February 2020 financial reports were not ready to be discussed by the CRC members. The documents will be prepared for the next CRC meeting.
 - B. A draft of the March 2020 cash flow statement was shared, it will be updated for the next meeting to be discussed.
5. Town Manager Report. (Copy attached)
 - A. Stellar projects. The Town Manager, Mr. Jonathan Leist, provided an update on Stellar projects. The Beach lodge is on schedule.
 - B. Way Finding. No update expected until the weather is warm enough to do the work.
 - C. 530 S. Ohio. The town council would like a joint working session with CRC to discuss possible options for this property. The date for this joint meeting is Tuesday, April 28th at 5 pm.
6. Old Business.
 - A. Partnership with Develop Culver (Main Street), (Copy of the corrected contract is attached). Ms. Tracy Fox, Board President of Develop Culver, submitted a revised services agreement to the CRC for a two year contract. Under this agreement, Develop Culver will develop a multi-year (2 year) action/ implementation plan to assist the CRC with multiple items to increase the assessed valuation of the commercial districts, grow active retail square footages, and improve the local commercial business economy. CRC would pay Develop Culver a total of \$60,000 (\$30,000 per year) for the contracted plan and related services. The proposal and Develop Culver's qualifications were presented to the CRC by Ms. Fox. CRC members discussed at length the merits

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of the proposal, concerns about the proposal and other possible options to pursue. Two aspects of the proposed contract were changed; the annual cost in Section 3 was corrected from \$35,000 to \$30,000 and in Section 4, removal of a phrase to make clear the language of the contract's termination at the end of the 24 month period. A motion was made by Ms. McInturff and seconded by Ms. Ricciardi that "the CRC approve the concept of contracting with Develop Culver to develop & implement the plan that is detailed in this proposal". Mr. West, Ms Ricciardi, Ms. McInturff and Mr. Yuhas voted in favor of the motion; Mr. de Benedictis voted against the motion. The motion carried.

- B. The MCEDC & CRC 2020 Agreement. Some details were still not worked out, the agreement was deferred until the next meeting.
- C. Broadband. No new information.
- D. Façade grant program. No new applications.

7. New Business. None.

8. Member Input. None.

9. Adjourn to Claims. A motion was made by Ms. Ricciardi to adjourn to claims, seconded by Ms. McInturff. The motion was unanimously passed at 6:20 PM.

Respectfully submitted,

Paul de Benedictis
CRC Secretary