

MINUTES

URBAN REDEVELOPMENT MEETING OF OCTOBER 27, 2016

Call to Order: The meeting of the Urban Redevelopment Agency of October 27, 2016 was called to order by Chairman Frank Brandon at 5:00 p.m.

Present: Chairman Frank Brandon and members Pamela Lake, Marlene Larson, Don Wright and Lois Wright.

Also present were City Manager Al Wiggins, Director of Finance Mike Blandenburg, Councilwoman Sandra Bagley, and Councilwoman Latresa Wells.

Comment Period: Ms. Falomi stated that she would like an update on where we are headed with the main street project, what phase we are in and would like to see a public suggestion box offered.

Mr. Brandon stated that the URA is strictly over the Gillem Logistics Center, not the main street project. Ms. Lake suggested that we offer the citizens a distinction between the URA and the Development Authority. Mr. Brandon stated that there was an important difference and they are two separate entities.

Approval of Minutes: The minutes of the September 15, 2016 meeting were submitted for approval. Ms. Wright made a motion to approve the minutes, seconded by Mr. Wright. Voting for the motion was unanimous.

Announcements and Comments: Chairman Frank Brandon stated that we are booming at the Gillem Logistics Center.

Old Business: Chairman Frank Brandon stated that we are under contract with Waken. Waken is buying 16 acres at a cost of \$61,500/acre.

New Business: Chairman Frank Brandon stated that we have an approval of Moreland Capital LLC. Mr. David Welch stated that Moreland Capital is proposing to purchase the 20 acres of land at the front of Gillem, at Moreland and Anvil Block to put in a retail development. They're also going to purchase

the eight acres behind the water tower or in front of our Bldg. 200. Mr. Philip Wickstrom stated that they have offered the URA approximately \$2.6m. Ms. Lake made a motion to accept the letter of intent from Moreland Capital LLC. Seconded by Ms. Wright. Voting was unanimous.

Mr. Welch stated that as left over business from Kroger's development, we sold the land and agreed to put the road infrastructure in, new utilities, and part of that agreement was that they wanted to have a light at their entrance. Everything is hooked up except for the power. Mr. Welch stated that when the groups were putting the power in, there was some confusion on the cabling and electric and it never got accomplished. So this item is to approve the \$9,000 to finish the light work so it can be turned on and operating. Ms. Wright made a motion to approve the traffic light finalization for \$9,000. Seconded by Mr. Wright. Voting was unanimous.

Mr. Welch stated that Project Luna came out with their representatives and they're looking to purchase 30 acres and would like to construct an approximately 250,000 sq. ft. manufacturing and office building. This would bring approximately 200 jobs. They seem to be very interested in Gillem Logistics Center. Mr. Welch stated that we do expect to receive a proposal on some of our land.

Mr. Brandon stated that we just budgeted \$8,000 for movie contracts and we have already generated over \$38k in the first quarter for movie contracts. That includes MacGyver and Dump Kings.

Open Discussion: Ms. Wright stated that we need to sell Gillem and the City of Forest Park. Mr. Brandon stated that we are selling Gillem and we need help selling the City of Forest Park.

Next Meeting: November 17, 2016

Adjournment: Mr. Wright made a motion to adjourn, seconded by Ms. Wright. Voting for the motion was unanimous.