

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Parnell Memorial Library
December 20, 2013
1:00 p.m.

Members Present: Dee Woodham, Reed Prince, DeAnna Smith
Members Absent: None
Staff Present: Susan Hayes, David Hunke, Chris Hershey
Others Present: Martin Reed

1. Introduction

The meeting was called to order by Chairman Dee Woodham at approximately 1:00 p.m.

Chairman Woodham stated that the Board would go into Executive Session to discuss the status of the proposed restaurant at the Alabama Coach Company. She expressed her appreciation to the Board and staff for their willingness to adjust their respective schedules to meet at a different time and date because of the upcoming holidays.

Chairman Woodham asked Mr. Hunke if he had heard from Dr. Bobby Shunnarah regarding the Alabama Coach Company Building and his interest in the building. Mr. Hunke reported that he had been asked by Mayor Cost to contact Dr. Shunnarah and he had done so. Mr. Hunke said that Dr. Shunnarah had expressed interest in converting the Alabama Coach Company Building into a dentist office for his practice. Mr. Hunke said that he had spoken with Dr. Shunnarah at length about the status of negotiations that the MDCD and the highest ranked prospective restaurant operator. Mr. Hunke also told Mr. Shunnarah that the Board was most interested in a type of use that would enliven the street and bring a lot of activity to North Boundary Street/the Promenade. Mr. Shunnarah expressed his appreciation for the status report and getting feedback so that he would not continue to spend a lot of time and effort developing concepts when his dental practice was not a good fit for the Promenade location.

2. Executive Session

Chairman Woodham asked the Board if they would like to go into Executive Session for the purpose of discussing the status of negotiations with a prospective restaurant operator. She said the Board would reconvene its regular meeting at the conclusion of the Executive Session and the Session should last for a few minutes. The Board voted to go into Executive Session by acclamations with Woodham, Prince and Smith all voting in the affirmative. The Board went into Executive Session at approximately 1:12 p.m.

The Board completed its Executive Session and Chairman Woodham reconvened the MDCD Board meeting at approximately 1:38 p.m.

3. Hotel Feasibility Study

Chairman Woodham stated that the deadline to provide comments had expired relative to the revised IHC hotel feasibility study. She asked Mr. Hunke to report on the status of the compilation. Mr. Hunke confirmed that Chad Scroggins had been collecting comments that that several members of the DS Department staff had been reviewing the draft report earlier in the day. Mr. Scroggins planned to scan a marked-up/edited copy of the draft feasibility study and email it directly to the hotel consultant as soon as possible so the consultant could finalize the report.

4. Community Foundation Grant Application

Chairman Woodham noted that the MDCD had received a letter from the Community Foundation of Greater Birmingham confirming that the Board's grant application had been approved for the community track facility. The \$100,000 grant will be paid from a donor-advised fund.

5. Orr Parking Lighting

Chairman Woodham asked Mr. Prince if he knew the status of the Orr Park lighting. Mr. Prince stated that he had not heard anything recently. Chairman Woodham asked Mr. Prince if he would check with Donny Cook about the lighting and Mr. Prince confirmed that he would do so.

6. Community Track Facility

Mr. Prince confirmed that he was going to talk to Alex Dudchok about contacting the Shelby County School Board about participating in planning and funding the community track and field facility that will be built on the University of Montevallo campus. It is proposed that the Montevallo Middle and High School track teams will use the track for practice and for track meets and the MDCD Board wants to insure that they are included in the planning and funding of the facility if the School Board approves.

7. Fulmer Building

Ms. Smith reported that the University of Montevallo was engaged in talks about acquiring the Fulmer Building that is located near the future soccer field for locker rooms or storage space.

8. University of Montevallo Track and Women's Collegiate Softball Facility

Chairman Woodham inquired about the status of the Women's softball field. Ms. Smith and Mr. Prince both reported that construction has been delayed by the large amount of rain the area has experienced over the last several weeks. The rain has kept the project from moving forward.

9. NCAA Cross Country Regionals

Chairman Woodham noted that the University of Montevallo had recently been selected as the host for a couple of upcoming NCAA Cross Country regionals. Mr. Hershey confirmed it and said that the University had been selected as the host site for the 2014 and 2016 NCAA Division II Men's and Women's Cross Country Southeast Regional Championships. The entire Board expressed its excitement over the announcement.

10. FY 2013 MDCD Financial Audit

Ms. Smith provided an update on the status of the financial audit for the MDCD covering the period from October 1, 2012 to September 30, 2013. She reported that the audit is ongoing and they have received some feedback from the audit team requesting them to make a couple of revisions to the records regarding reversals. One area that is being addressed concerns some pre-costs undertaken by individual Board entities prior to the formal incorporation of the MDCD. These purchases were actually incurred by the individual members (City, University or County) and not the Board. Ms. Hayes concurred and reiterated that the audit is significantly more complex than what they experienced the previous year. She noted that they will continue to work on the audit after Christmas along with the annual University of Montevallo audit.

11. Adjournment

As there was no further business, the meeting was adjourned by Chairman Woodham at 2:07 p.m.