

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Parnell Memorial Library**  
**Minutes**

**Special Called Meeting**

**June 2, 2014**

**4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, DeAnna Smith

Members Absent: None

Staff Present: Regina Ashmore, Chad Scroggins

Others Present: Tim Blair, Shannon, Waltchack, LLC; Pat Lozito, Edge Realty Group, LLC

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The meeting was called to order by Chairman Dee Woodham at approximately 4:00 p.m.

Mr. Prince made a motion to approve the **minutes** of the April 28, 2014 and May 5, 2014 meetings. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Chairman Woodham welcomed Mr. Tim Blair. At that time Mr. Blair provided the Board with historical information about **Shannon, Waltchack**. Mr. Blair then detailed his plan to market the Coach Company building. Mr. Blair inquired whether the Board would consider dividing the space into two or three tenant spaces as the overall 4,600 sf. will be hard to fill as one tenant space. He further explained that three 1,500 sf. bays or four 1,200 sf. Bays would provide more options and present greater odds of success. This concept would require investment capital for demising walls and restrooms for each bay. Chairman Woodham asked if there was anything he would suggest the Board do now to improve marketability. Mr. Blair suggested the Board begin needed repairs such as windows before a tenant is considered. He also suggested the space needed more natural light. He informed the Board that he knew an architect that would be perfect for this type of project, Mr. Michael Curtis. Mr. Curtis could give helpful insight.

Chairman Woodham asked about the contract for services and the exclusionary clause. Mr. Blair stated the contract listed sixty (60) days but could be amended to a timeline agreeable to both parties as long as the agent gets the same professional courtesy on the end of the contract. Mr. Blair stated that he would be pursuing five (5) year lease agreement from tenants.

Ms. Smith stated the University of Montevallo is in the process of negotiating with Einstein Bagels on campus. UM is also working with vendors in town to allow students to use their Flex Points accounts off campus. The equipment fee is averaged at \$250 initial investment with a \$30

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monthly use fee. Ms. Smith would expect any new tenant to agree to use the Flex Point system, as well.

Chairman Woodham asked Mr. Blair what the first steps would be if the Board agreed to contract with him. Mr. Blair stated he would have a placard sign placed outside the building, a flyer produced for distribution after Board approval, and insure that all search engines would locate the property listing. Mr. Blair requested a lock box be installed for easy entry for prospective tenants. Mr. Blair provided the Board with a contract for execution if the Board so decided. The Board thanked Mr. Blair for his time and insight. Mr. Blair left the meeting.

Chairman Woodham welcomed Mr. Pat Lozito. Mr. Lozito owns **Edge Realty** which was formed last June. He provided the Board with historical information about Edge Realty and himself. Mr. Lozito suggested the tenant not be a coffee house, as the town already had ample providers. He thought a lunch or dinner venue would be the best fit. He suggested the Board consider putting windows in place to allow customers to see the food preparation. Mr. Lozito suggested the tenant consider high tech measures such as table top ordering or electronic table tops to allow customers to play games. He would encourage the outside dining component. He also suggested the space would be a great site for block parties or special events.

Chairman Woodham asked Mr. Lozito what the first steps would be if the Board agreed to contract with him. Mr. Lozito stated he would have a placard sign placed outside the building. Mr. Lozito has a one-time base fee of \$5,000 to list the property and would exclude the Board's prior contacts. The Board thanked Mr. Lozito for his time and insight. Mr. Lozito left the meeting.

Mr. Scroggins stated the **Hotel Feasibility Study RFP** was packaged and had gone out.

Ms. Smith will meet with Dr. Stewart tonight to discuss Einstein Bagels. The University is looking at a major capital investment to renovate space for Einstein's. Ms. Smith would like Einstein's to consider the **Coach Company Building**. Ms. Smith stated the Board should invite the architect Mr. Blair recommended to the Coach Company Building for ideas. Mr. Prince made a motion to contract with Tim Blair and also contact Mr. Curtis contingent upon Ms. Smith's discussions with Dr. Stewart pertaining to Einstein's Bagels. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

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Chairman Woodham asked if the **MOU** was agreeable. Mr. Prince made a motion to give Ms. Smith the authority to sign the MOU on behalf of the Board. Chairman Woodham seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Prince stated the **Main Street** design was 75 percent complete. The **track** had grading and drainage work done last week. The **lighting** will begin the second week of June. Wiregrass Construction will begin **paving** in July.

Chairman Woodham asked about the **McDonald's parking lot**. Mr. Prince stated he was waiting on a reply from the County's insurance carrier, Rux Carter. He will follow up with Mr. George Bentley. Chairman Woodham stated once the insurance information was obtained the Board will go back to the McDonald's people and negotiate the contract, including the time limit on parking and any other issues.

Ms. Smith handed out **budget reports**.

There being no further business to discuss, Chairman Woodham made a motion to **adjourn** the meeting. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote. The meeting was **adjourned** by Chairman Woodham at 5:40 p.m.