

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

**Regular Meeting
May 23, 2016
4:00 p.m.**

Members Present: Dee Woodham, Reed Prince
Staff Present: Chris Hershey, Regina L Ashmore, Susan Hayes
Others Present: None

The meeting was called to order at 4:04 pm by Chairman Woodham.

Mr. Prince made a motion to approve the minutes of the last meeting. The motion was seconded by Chairman Woodham. The motion was approved by all with a two to zero vote.

Chairman Woodham asked Mr. Prince to secure an addendum to the current lease for the Alabama Coach Company tenant to solidify the details of the unknowns in the existing lease and have it executed.

Ms. Smith called in to report an error by the line locator on the Promenade site. Approval to move forward was granted by the line locator company after identification was made. One line was not marked causing the excavators to damage a line. Chairman Woodham asked Ms. Smith to copy Mayor Cost and Mr. Lehman on all correspondence with the line locator company.

Chairman Woodham asked Ms. Smith about retaining the Jeter Building brick. Ms. Smith stated UM would be keeping the pavers. She further stated UM could store brick if needed. Chairman Woodham stated the city had interest in selling the brick as a fund raising opportunity. Ms. Smith stated she thought the cost would far outweigh the potential for profit. Mr. Prince stated enough brick would be salvaged to create a focus wall in the new structure.

Chairman Woodham stated Shelby Emergency Assistance moved into a site on Highway 25, but were interested in finding a larger facility. Ms. Smith stated she would have to follow up and ended the call.

Ms. Hayes stated the RFP for accountant services was prepared and awaiting review by Ms. Smith. Once reviewed and approved, it should be sent out by mid-June with open date in July.

Chairman Woodham stated the Shoal Creek Park/Mahler property has had work completed by the county. The drive and parking lot has been graveled. The barn and pump house have been removed. A trail has been cut and is being maintained by the city. An ADECA grant has been applied for, which is an RTP grant. The city received the engineer's report on the existing home. It was not favorable. Turner, Batson will make recommendations to enable the city to determine the best course of action.

The city applied to be a Main Street participant. If awarded, Sarah would be the lead on the project.

Chairman Woodham stated there has not been any update from the Heritage Park Board.

Chairman Woodham stated Mr. Gauntt had informed her, the hotel project was slated to go out to bid June 10 or 12. If so, the Board should expect to turn dirt one month later.

Chairman Woodham informed the Board she had visited the Main Street Tavern for dinner recently. The restaurant had a large crowd at the time. Each time she has passed the place, it appears to be doing quite well. She further informed the Board the restaurant had installed its sign.

Chairman Woodham stated the Main Street project had been pushed to the August letting. An issue with Alabama Power caused the delay. If awarded in August, the project would begin in September. The city had verbally gained a temporary construction easement from Dr. Anderson.

Mr. Prince inquired about the fraud charges on the bank accounts. Ms. Hayes informed the Board the cost is an ACH fraud alert service offered by Trustmark National Bank to prevent fraud on all of the three (3) MDCD Trustmark bank accounts. Each time a debit ACH transaction is processed an alert is sent to the accounting department for approval of the withdrawal of funds from the protected bank accounts. This service will prevent fraudulent charges from being processed and force recovery efforts later. To best summarize the charge, Ms. Hayes stated it is an ACH fraud alert service offered by Trustmark National Bank to further protect the assets of the MDCD.

Mr. Prince stated the county as a whole is experiencing an increase in sales tax revenue.

Chairman Woodham asked about the lodging tax abatement for the proposed new structure. Mr. Prince stated the Board should be considering their options along with the special tax assessment on room rates. The determination will have to be in place before the completion of the structure. Mr. Prince made a motion to adjourn. Chairman Woodham seconded the motion. The motion was approved by all with a two to zero vote.

There being no other business, the meeting adjourned at 4:38 pm.