

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

**Regular Meeting
June 27, 2016
4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Deanna Smith
Staff Present: Chris Hershey, Regina L Ashmore, Susan Hayes
Others Present: Steve Gilbert, Chamber of Commerce; Hollie Cost, Mayor; Janice Seaman
and Sherry Vallides, Historic Commission

The meeting was called to order at 4:03 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.

Mr. Prince made a motion to approve the lease addendum for the Coach Company tenant. The motion was seconded by Chairman Woodham. The motion was approved by all with a two to zero vote.

The Main Street project bid letting has been pushed to September. The cost has increased an additional \$200K for the city and \$200K for the water/sewer portion due to increased work load and a fee assessed by ALDOT.

Mr. Prince stated the dorm/hotel project will not be pursued. Bids came in 1.5M over the estimated construction cost.

Mayor Cost informed the board the city obtained Main Street Alabama designation. A series of public hearings are scheduled for July 12, 13, and 14, 2016. The MDCD Board is invited to attend July 12th from 11am to noon at UMoM during the economic development portion of the series.

Ms. Smith entered the room.

Ms. Hayes stated the RFP for accountant services is complete and ready to go out on June 30 with a proposal date of July 11. The same list of previous vendors will be given the opportunity along with a few additional firms that had shown an interest in submitting a proposal. Ms. Smith stated she had obtained the Chamber of Commerce membership list and will add additional local vendors that qualify. Ms. Smith made a motion to proceed with the RFP on June 30. The motion was seconded by Mr. Prince. The motion was approved by all with a three to zero vote.

Ms. Smith stated the UM president would review the hotel/dorm project and make a determination as to whether to pursue the dorm portion of the project without the hotel component.

Mr. Prince made a motion to apply \$5K set aside for maintenance to improve delivery of conditioned air and adjust ductwork, replace diffusers, and add devices at the Coach Company building. It is an item from the renovation left uncompleted because the building needs could not be determined prior to occupancy and it needs immediate attention. Ms. Smith seconded the motion and amended it appoint Mr. Prince as the maintenance contact for all such items on behalf of the Board. The motion was approved by all with a three to zero vote.

Chairman Woodham stated the city was pursuing an attorney general decision on the Alabama Power portion of Main Street improvements totaling \$45K. APCO states it is a beautification project and is not their responsibility. Ms. Smith made a motion to pay \$45K for the project from excess cash. The motion was seconded by Mr. Prince. The motion was approved by all with a three to zero vote.

Chairman Woodham stated the accounting ledger needed to be cleaned up by moving excess account balances to contingency unspecified line item leaving only two active line items; paving and contingency. It appears the following have excess account balances: line 16, street signs, has \$29K; line 10, way finding, has \$11K; and line 9, hotel feasibility, has \$11K. Mr. Prince made a motion to move excess line item balances to line 15, contingency unspecified. Ms. Smith seconded the motion. The motion was approved by all with a three to zero vote.

Mr. Gilbert updated the board on the proposed park in front of the UMom building. The committee is seeking conceptual designs at this time. The general scope includes removing the hard surfaces and repairing the drainage issues on the site to allow for open space, a stage, seating, and a clock tower or time capsule. A water feature has been discussed and deemed not appropriate at this time due to maintenance concerns. Currently a name has not been decided upon, however, the three most popular being considered are: Heritage Park, Wilson Park, and Bicentennial Park. Chairman Woodham stated the committee could address the topic at the Main Street Alabama event for suggestions. Mr. Gilbert wants to align the park project with the Main Street paving project. Ms. Smith stated the UM staff could be notified immediately about closing the lot once a date is identified.

Ms. Smith asked the county and the city to post the RFP for accountant services along with the UM to ensure saturation.

Mr. Prince made a motion to adjourn the meeting. The motion was seconded by Chairman Woodham. The motion was approved by all with a three to zero vote.

There being no other business, the meeting adjourned at 4:44 pm.