

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Montevallo City Hall
Minutes**

**Regular Meeting
November 9, 2020
1:00 p.m.**

Members Present: Dee Woodham (Zoom), Reed Prince (Zoom), Mark Richard (Zoom)
Staff Present: Regina Ashmore, Susan Hayes (Zoom)
Others Present: Maggie Benson, Mayor Rusty Nix (Zoom), City of Montevallo; Steve Gilbert, Sonya Swords, Facebook live-streamed

The meeting was called to order at 1:01 pm by Chairman Woodham. Mr. Prince and Chairman Woodham were in attendance creating a quorum. A notice for this meeting was posted on October 26, 2020.

Mr. Prince made a motion to approve the minutes from the September 14, 2020 meeting. The motion was seconded by Chairman Woodham. The motion was approved by a unanimous vote of two (2-0), with Chairman Woodham and Mr. Prince voting in favor.

Chairman Woodham informed the Board the insurance premiums were due for both the officers and the property holding. Ms. Hayes stated there was no action needed for payment.

Mr. Richard joined the meeting via Zoom at 1:03 pm.

Chairman Woodham stated the interest income from the city was not large enough to pay expenses in the traditional three way split for administrative expenses. Ms. Hayes stated the auditors covered shortfalls from city excess funds. Chairman Woodham reminded the Board the only expenses not split three ways were if the expense was wholly a city expense.

Chairman Woodham discussed the Shoal Creek Park kiosks. The county provided the work enhancing trails and culverts to prevent flooding of trails. There are two more kiosks scheduled for installation by the end of the year displaying more historic photographs of Mahler house along with the informational maps.

The Highway 25 crosswalk is almost finished pending an ALDOT field inspection scheduled within the next week.

The city was awarded a TAP grant for \$550,000 for the Highway 25 sidewalk improvements. After a project meeting the city is expected to ask for less than the original estimate of \$360,000, Chairman Woodham will have more details at the next meeting. Mr. Gilbert stated he had reached out to Mr. Burgess about scheduling a meeting for Friday, November 13 at 2:00 pm to discuss another ALDOT project near Middle Street and would ask about the sidewalk project estimate at that time. Chairman Woodham stated the scope of the sidewalk project changed due to property line, rights-of-way and access issues. The project is slated to begin at Lucky's

Supermarket and proceed down Highway 25 toward the Pic-N-Sav. She further stated the other investments made by the Board for improvements such as the crosswalk aided in the decision to award this grant.

The paving project is complete except for striping in Arden subdivision.

Mayor Nix stated the water lines at the Tavern and Bicentennial Park were on schedule for separation in the next few weeks.

The Board discussed extending or renewing the Tavern lease, which expires at the end of December. The tenant is currently pursuing options to purchase the building from the MDCD, the renewal of a lease will give the tenant an opportunity to continue operation while pursuing financing. The new lease should gradually raise existing rent to current market values over the two-year term along with changes suggested by the attorney concerning the pandemic. Mr. Richard made a motion to provide Mr. Prince the authority to extend or enter into a new lease with the tenant for no more than a two or three year term. The motion was seconded by Chairman Woodham. The motion was approved by a unanimous vote of three (3-0), with Chairman Woodham, Mr. Richard and Mr. Prince voting in favor.

Mayor Nix stated the new city council was coming up to speed on city projects including the Victory building and hotel. Chairman Woodham said the Board would be more than happy to assist if needed.

Ms. Swords stated she would update the City Council tonight with the details of this meeting. She requested clarification on the insurance coverage. Chairman Woodham informed her the coverage was for properties held by the Board including Main Street Tavern and UMoM buildings. She requested clarification on the kiosks at Shoal Creek Park and what they would provide. Chairman Woodham stated they provided "You are Here" maps and the additional kiosks are to be placed at either bridge. She further asked about the Tavern lease and current market rate. Mr. Richard stated the current rate is around \$2693 and the current market rate is \$7 per square foot. Mr. Prince stated the small business loans could not be secured until the restaurant is running at full capacity currently hindered by the COVID-19 restrictions.

Chairman Woodham stated the Board should expect the city to ask for the 20% matching funds for the Highway 25 sidewalk project at the next meeting.

The next regularly scheduled meeting is scheduled for Monday, December 14, 2020 at 1:00 pm in the Council Chambers at Montevallo City Hall. The meeting will be streamed on Facebook live and the Zoom login will be provided for the meeting.

There being no further business, Mr. Prince made a motion to adjourn. The motion was seconded by Mr. Richard. The motion was approved by a unanimous vote of three (3-0), with Chairman Woodham, Mr. Richard and Mr. Prince voting in favor, the meeting of November 9, 2020 was adjourned at 1:32 pm.

Regina Ashmore
Recording Secretary

Dee Woodham, Chairman
Montevallo Development Cooperative District