

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Montevallo City Hall**  
**Minutes**  
**Regular Meeting**  
**April 11, 2022**  
**1:00 p.m.**

Members Present: Reed Prince (Zoom), Sonya Swords, Mark Richard  
Staff Present: Susan Hayes (Zoom), Gina LeCroy (Zoom), Trey Gauntt (Zoom)  
Others Present: Steve Gilbert, Facebook live-stream

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The meeting was called to order at 1:00 pm by Chairman Prince. Ms. Swords, Mr. Richard and Chairman Prince were in attendance creating a quorum. A notice for this meeting was posted on April 1, 2022.

Chairman Prince stated that there was a typo in last month's minutes in the third paragraph from the bottom but other than that, no one had any issues with them.

Mr. Richard made a motion to approve the minutes from the March 21<sup>st</sup> meeting. The motion was seconded by Ms. Swords. The motion was approved by a vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor.

Ms. Hayes updated the Board on the financial position; there was little activity since the previous meeting. No payments were made during the month of March. Chairman Prince stated that in the previous meeting there was some discussion about transferring the overage of money left from the Dailey Park project to the Stephens Park restroom project. Mr. Gilbert stated that the cost estimate for the Stephens Park restrooms has increased from the original cost estimate performed as part of the park grant application in the amount of \$76,300.00 to \$114,211.00 due to rising material costs. Ms. Hayes stated that there is a remaining balance left over from Dailey Park in the amount of \$16,117.37. Mr. Gauntt recommended that this balance be moved to the Stephens Park project but stated that the City Council would have to request that the action be taken by the MDCD. Mr. Gilbert stated that he would put the transfer of funds on the next Council meeting agenda. It was also discussed that this project met the requirement to be supported by the MDCD and if the Council requested the MDCD fund the entire budget overrun of \$37,911.00 (amount quoted by contractors for performing this work) it could certainly be considered by the Board.

The Board discussed project updates. Mr. Gilbert stated that the Highway 25 project is still on schedule.

Dailey Park project building construction is complete. Mr. Gilbert stated that Alabama Power has told him that if the overhead power line is removed, they will remove the pole and light also. Mr. Gilbert stated that the light is an older light that is not very bright. Mr. Gauntt stated that Alabama Power would change it to an LED light if the City made a request.

Mr. Richard stated that he had four things to report on the Sims House project:

- 1) Contracts have been signed.
- 2) The preconstruction meeting has been scheduled with the State.
- 3) Demolition has begun.
- 4) Construction should begin soon.

Mr. Gilbert stated that he has talked with Melody Whitten with 58, Inc. and they are waiting to hear back from the developer on whether a new proforma would need be completed to move forward with the hotel project. Mr. Gilbert stated that the company that did the original proforma has agreed to do a new one if needed.

The next regularly scheduled meeting was to be on Monday, May 9<sup>th</sup>; however, Chairman Reed has a conflict so it was agreed that the next meeting will be on Monday, May 16<sup>th</sup>, 2022 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. Richard made a motion to adjourn. The motion was seconded by Ms. Swords. The motion was approved by a unanimous vote of three (3-0), with Ms. Swords, Mr. Richard and Chairman Prince voting in favor, the regular meeting of April 11, 2022 was adjourned at 1:19 pm.

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Regina Ashmore  
Recording Secretary

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Reed Prince, Chairman  
Montevallo Development Cooperative District