

DANVILLE REDEVELOPMENT COMMISSION MINUTES
February 12th, 2025
5:30 PM

Members' Present: Ben Comer, Tracey Shafer, Matt Steward, David Glover (virtual), Tim McRoberts
Members Absent: Brad Legan
Staff Present: Lesa Ternet, Brittany Mays, Barry Lofton
Guests: David Potter
Legal: Adam Steuerwald (virtual)

A quorum was established, and the meeting was called to order by B. Comer.

M. Steward made a motion to approve December 11th, 2024, minutes. B. Comer seconded the motion. Motion carried 4-0.

M. Steward – Aye
T. McRoberts – Aye
B. Comer – Aye
D. Glover – Aye

D. Glover made a motion to retain B. Comer as President. M. Steward seconded the motion. Motion carried 4-0.

M. Steward – Aye
T. McRoberts – Aye
B. Comer – Aye
D. Glover – Aye

T. McRoberts made a motion to elect M. Steward as Vice President. B. Comer seconded the motion. Motion carried 4-0.

M. Steward – Aye
T. McRoberts – Aye
B. Comer – Aye
D. Glover – Aye

M. Steward made a motion to elect D. Glover as Secretary. B. Comer seconded the motion. Motion carried 4-0.

M. Steward – Aye
T. McRoberts – Aye
B. Comer – Aye
D. Glover – Aye

Old Business: None

New Business: None

Invoices: None

Items for Discussion:

- **RFQ – Economic Development Services - Update**

M. Steward handed a form to the members on the RDC. He stated he believed it was a form that could be utilized in order to get a response to the Commission's request for qualifications. He specified it was not a request for proposals. The purpose of the form would be to get an individual or firm to provide the qualifications in response to the scope of services mentioned in the RFQ, then once a selection is made by a committee of the qualified individual or entity, the Redevelopment Commission would start working with that individual or entity on developing the scope budget and project timeline. B. Comer stated he would like the RDC to get a consensus and get the form out to the public by the end of the month. M. Steward made a motion to authorize B. Comer to finalize and publicly post the RFQ. D. Glover seconded the motion. Motion carried 4-0.

M. Steward – Aye
T. McRoberts – Aye
B. Comer – Aye
D. Glover – Aye

- **Wastewater Extension Update – Barry Lofton - Update**

B. Lofton stated he had been working to find a location that would best fit where a new lift station would go. He stated they had a plan and now they would be moving forward with a local engineer on a contract that would go before the Council on the 19th of February. B. Lofton stated he recommended doing a BOT because the use of the sewer line could be in the early months of 2026. In order to get the design construction, easements, etc. they would need an adequate amount of time. D. Potter stated he believed the Town shouldn't ignore the property at 300 East and 400 East, which is 125 acres just South of Dwayne Lane's storage units. The owner of the land would like to develop, but the hold up was sewer. The Town has water on 300 East, and the property would have access to water, but the sewer was in West Central Conservancy District territory. D. Potter stated he and B. Lofton had a meeting with West Central Conservancy, and they appeared to want to cooperate with the Town on the project. He continued to state the Highway Department bought the 50 acres on the West side of 300 East, so they would need sewer as well. West Central Conservancy District suggested splitting the cost three ways between themselves, the County, and the Town. D. Potter stated that the land could accommodate 20 to 25, 5-acre commercial lots. B. Comer suggested using TIF money for the first infrastructure to open the acreage. He stated they were not currently committing to a dollar amount but would commit to continuing the discussion.

Report of Officers, Committees, and Staff:

L. Ternet stated annual reporting for the RDC would be on the agenda next month. She also stated a demolition permit for old Dave's Pizza building was submitted.

There being no further business, the meeting was adjourned at 6:13 PM.



Ben Comer, President



David Glover, Secretary