

DANVILLE REDEVELOPMENT COMMISSION MINUTES

April 9th, 2025

5:30 PM

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

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

T. McRoberts made a motion to approve March 12th, 2025, minutes. D. Glover seconded the motion. Motion carried 4-0.

Old Business: None

New Business:

- **Request for Qualifications – Economic Development Services**

B. Comer stated there had been six submissions, and M. Steward, L. Ternet, and himself met as a small group to do the initial review and narrowed the submissions down to three. He stated they would interview the 3 remaining submissions and bring their recommendation to the board.

- **TIF Management Report**

B. Comer stated Baker Tilly did a virtual presentation to the Town Council, and the Town Council approved it.

Invoices:

- **Barnes & Thornburg**

The March invoice was in the amount of \$476.00. T. McRoberts made a motion to approve. D. Glover seconded the motion. Motion carried 4-0.

Items for Discussion:

- **Expanding EDA – Sewer Extension**

B. Comer stated D. Potter presented last month the discussions he had with WCCD about extending the sewer adjacent to the Town. He stated they had been in discussions about whether the Town would participate in some of that cost and if so, would the RDC be receptive to bringing that funding mechanism. A. Steuerwald stated the RDC could contribute to the sewer extension project. He stated the Town would have a joint agreement with the sewer district for reimbursing part of those expenses, and the Redevelopment Commission would either be part of that agreement or have a separate reimbursement agreement with the Town. A. Steuerwald stated upon annexation the RDC would reimburse the Town for part of those expenses, and then the Redevelopment Commission would need to expand the existing economic development area and allocation area to include the benefited area by the sewer project.

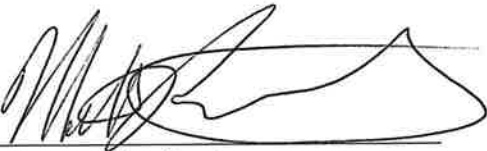
- **Reedy Financial Group P.C.**

G. Smith stated L. Ternet reached out to him with regards to economic development services. He stated a lot of what Reedy Financial does was long term financial planning, holistic planning for cities, towns, and counties throughout the state. G. Smith stated Reedy Financial can help evaluate deals, revenue analysis, TIF analysis, etc. He stated they would also help the Town choose which deals should be pursued.

Report of Officers, Committees, and Staff:

L. Ternet stated she was contacted by Monty Posie about possibly doing a community garden on the lots the RDC owns. She stated that she explained to Monty the Town was looking to develop those lots with a commercial business and it would be unlikely the RDC would allow a community garden on the lots. B. Comer stated the RDC was going to decline the community garden at this time.

There being no further business, the meeting was adjourned at 6:02 PM.

A handwritten signature in dark ink, appearing to read 'Ben Comer', written over a horizontal line.

Ben Comer, President

A handwritten signature in dark ink, appearing to read 'David Glover', written over a horizontal line.

David Glover, Secretary