

Avilla Redevelopment Commission
Minutes – June 9, 2022

Members in Attendance: Todd Carteaux, Kurt Kline, Josh Harper, Josh Lash (by phone)
Also in attendance: Tena Woenker
Ross Freeman & Brent Durbin were unable to attend.
Carteaux called the meeting to order at 5:40 pm.

Carteaux asked if there were questions about minutes of the May 12, 2022 meeting. No questions about the minutes. Harper made a motion to approve the May 12 minutes, Kline seconded, passed 3-0.

Woenker presented the year-to-date financial report. Harper clarified from the last meeting that the new industrial park property was bought with CEDIT Funds and not RDC funds. Kline made the motion to pass the financial report, Harper seconded, motion passed 3-0.

New Business:

Discussion on property for sale downtown.

Josh Lash has a property on Main Street that he is willing to sell to the RDC. If the RDC doesn't want to purchase the property, he will have it torn down.

Lash will drop off his appraisal to Woenker so that the town can order an appraisal. Hopefully the appraisal can just be updated which would lower costs.

Carteaux asked if Lash has an estimate on what it would cost to get the building structurally sound. Lash said he had one contractor look at it and that his limit was \$50,000. The contractor indicated that it would be above that.

Carteaux asked for Lash to get a quote on what the costs would be to get the building structurally sound so that RDC has an idea of what the costs may be before moving forward.

Brief discussion on how the public would react to the RDC investing a lot of money into a building. The RDC would need to communicate to the public that the funding comes from industrial tax dollars and not their tax dollars.

Kline motioned to get an appraisal not to exceed \$2,000 and Harper seconded.


Harper asked if the RDC has to go to council for all expenses on the building. Woenker will get clarification on how that is to be handled. The RDC wants to be able to approve and move on all expenses if the project to move forward.

Discussed other communities tax abatement schedules.

Old Business:

Asked to follow up with Baker Tilly and the financial impact of the original TIF district expires in 2027.

With no further business, Kline made a motion to adjourn, Harper seconded, motion passed 3-0. The meeting adjourned at 6:51 pm.



by Kurt Kline, Secretary