

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT**  
**BOARD OF DIRECTORS MEETING**  
**Parnell Memorial Library**  
**September 23, 2013**  
**4:00 p.m.**

Members Present: Dee Woodham, Deanna Smith, Reed Prince

Staff Present: Susan Hayes, Regina Ashmore, David Hunke, Alex Dudchock, Chris  
Hershey

Others Present: Martin Reed

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The meeting was called to order by Chairman Woodham at approximately 3:58 p.m.

Chairman Woodham stated the Board needed to sign the **Hospitality Study** contract. The work has already begun on the study. Ms. Smith asked about alternative locations other than the park as the property would require a purchase. The University of Montevallo has provided the consultant enrollment numbers. Chairman Woodham stated the contract is for \$8,500. Before paying the bill, Ms. Hayes will check with the County Manager in case other funding sources are available. The consultant will provide a report to the Board at the completion of the study.

Mr. Hunke is working to schedule two potential restaurateurs a time to make presentations for the **Coach Building** to the Board in Executive Session.

Chairman Woodham stated the **loan** documents were being finalized. Ms. Smith stated the Board should share a draft of the documents with Sellers, Richardson, Holman & West. Ms. Hayes will contact John Kirby to set up a separate account before Friday, September 27, 2013 per stipulations in the closing documents. Chairman Woodham stated the loan will close Friday, September 27, 2013 or Monday, September 30, 2013. Mr. Prince made a motion to give Chairman Woodham the authority to act on behalf of the Board subject to auditor review of documents. Ms. Smith seconded the motion. The motion was approved by all.

Chairman Woodham asked for project updates and stated the list of street signs are done, however, **City Hall** still has some issues. Mr. Prince and Mr. Gauntt are waiting on Mayor Cost to schedule a meeting with them to discuss issues and ideas. Mr. Prince will check with Mr. Cook about the lighting at **Orr Park**. Ms. Smith stated the ground work had started for the **Intermural Fields**. Chairman Woodham inquired about the **UMOM** elevator. Mr. Prince will confirm the work order was addressed.

Mr. Prince made a motion to approve the minutes of the August 26, 2013 meeting. Ms. Smith seconded the motion. The motion was approved by all.

Mr. Prince reported the roof on the **Coach Building** does not have to be replaced at this time as there are no apparent leaks. He is looking to apply a sealant to the roof, which would save the

Board \$50,000. Mr. Prince is looking to replace the existing windows with the same type the University of Montevallo uses. He will not have the quote for another week or two.

Ms. Smith stated the construction of the **ODP** and **Intermural Fields** started immediately. She is waiting on the final numbers for the **track**. Chairman Woodham stated the Community Foundation Grant would not make a decision until much later in the year. Ms. Smith stated the UM had posted the position for a coach. Ms. Smith asked the Board to consider the possibility of a **theater** in the downtown area perhaps the size of Reynolds Hall or larger for performing arts, perhaps 300 to 500 seats with flexibility.

Ms. Smith stated the Board members should individually look at the accounts of the MDCD. The District doesn't have rights to the street. The properties will revert to original ownership as investments while being an expense for the remaining members. Ms. Hayes will reconcile MDCD ownership and the other members should reconcile or audit individually.

Mr. Prince made a motion the Board continue to use **Sellers, Richardson, Holman & West** for the upcoming year not to exceed \$12,000. Ms. Smith seconded the motion. The motion was approved by all.

Meeting adjourned at 4:39 p.m.