

**MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Parnell Memorial Library
Minutes**

**Regular Called Meeting
April 27, 2015
4:00 p.m.**

Members Present: Dee Woodham, Reed Prince, Deanna Smith
Members Absent: None
Staff Present: Chris Hershey, Regina Ashmore, Susan Hayes
Others Present: Mayor Hollie Cost, City of Montevallo; Steve Gilbert, Montevallo Chamber of Commerce; Bobby “Bear” Jones, City of Montevallo; Janice Seaman, Montevallo Historical Society; Carl Hall, Entrepreneur

The meeting was called to order at 4:00 pm by Chairman Woodham.

Mr. Prince made a motion to approve the minutes of the March 23, 2015 meeting. The motion was seconded by Chairman Woodham. The motion was approved by all with a three to zero vote.

Mr. Hall addressed the Board about himself along with outlining his background as a businessman. He is originally from the area and has recently returned as a resident of Montevallo. He was associated with the upstart of Hunt Brothers Pizza which focused on underserved markets. He requested the Board consider an alternative use for the Alabama Coach Company location. He is working on a new model for underserved markets where food trucks enter an area to test the market before a more semi-permanent storefront would be installed. The new model would produce a higher profile pizza such as artichoke or bar-be-queue and pineapple within 3 minutes of order time. The product would utilize a gluten free crust, dairy free ingredients, and all natural ingredients from local suppliers. The mobile unit would have drive-thru access and walk-up window sales. Mr. Hall would like to use repurposed storage units as permanent storefront. He desires to build a relationship with the athletics departments to begin fund-raisers selling his pizzas. The mobile unit would require a parking lot for placement and a 200 amp electrical supply. The unit meets all Health Department regulations. If the Board approves his request, he would place the unit on site and add skirting along with a theme. He has been in discussions with Frios staff to possibly facilitate a partnership agreement to sell their product along with his own.

Mr. Gilbert stated he had a good relationship with the Frios people. He would like to see this type partnership to come to fruition for the town.

Mr. Hall stated he would require 8 to 10 weeks to open with a target date of July 1.

Chairman Woodham stated the city ordinance would have to be examined prior to a decision by the Board.

Mr. Hershey stated the county zoning staff is researching food truck regulations as it is a new concept for the city and the county. The ordinance, once developed, would apply to the city as a whole not just this venture.

Chairman Woodham stated she would bring the topic up at the City Council meeting and request city personnel to contact Ms. Brooks, county planner, to begin outlining the ordinance.

Mr. Gilbert stated the city could host 900 people per weekend during summer camps and various tournaments. Ms. Smith stated the events hosted by UM typically include meals.

Chairman Woodham asked if the truck would be parked on site every day. Mr. Hall stated it would be semi-permanent and would not be pulled in and out daily. Mr. Jones asked if the set up would resemble a manufactured home with skirting. Mr. Hall stated yes, with a cam-lock system with receptacle. Mr. Gilbert stated the cam-lock would have to be out of foot path traffic. Ms. Seaman stated they had considered generated power, however the compressor is too loud; a more permanent connection would be required just for comfort. Mr. Gilbert informed the Board; he felt a cam-lock system in place would be advantageous for future tenants.

Chairman Woodham asked if Mr. Hall would be agreeable to a short-term lease. Mr. Hall responded that he would. He had looked at alternate locations; however, the Promenade was his primary choice. It is the location the University and the city connect. Ms. Seaman stated the name of the business will be Love Pizza. Mr. Hall stated his excitement at starting a local brand founded in Montevallo.

Chairman Woodham asked if Ms. Seaman had a lease agreement sample for the Board to review. Ms. Seaman stated she did not. Mayor Cost stated the zoning personnel should reach out to the City of Homewood, who has mobile food trucks in place. Chairman Woodham assured Mr. Hall the city would follow up quickly on the ordinance and the lease requirements.

Mr. Hall stated he did not like brick and mortar buildings. The mobile food trucks primary function is to test a market community. If the data warrants, a repurposed shipping container would be the permanent storefront.

Ms. Seaman stated this would be the start-up location. Mr. Hall has 15 different locations identified for future expansion once the kinks are worked out. Mr. Hall would also like for Montevallo to be the base for any future distribution center for supplies which would require a commercial/industrial use. Montevallo is virtually the center of the state of Alabama with a local airport not 10 miles away. Mayor Cost assured Mr. Hall and Ms. Seaman the city would aggressively work on the ordinance to allow them the opportunity to be approached with a lease agreement once the Board acknowledges their proposed use.

Mr. Gilbert distributed proposals for "Meet Me on Main" campaign for citizens during the construction phase. He requested the Board allow permission to use the ACC property as a host site. He has requested the city barricade North Boundary and Main streets for the event to utilize

the entire block. The movie "Back to the Future" will be displayed on a blow up screen borrowed from the Town of Wilton. A band will be set up on the concrete section in front of the ACC building. The city needs MDCD to give approval to utilize the restrooms inside the building along with use of power to supply the band. All vendors will be self-contained. Mr. Gilbert would also like to utilize the rear parking lot for a classic car show cruise-in. He is currently following up on a lead to locate a DeLorean to display to solidify the theme.

Ms. Smith stated the cost for any utility used would be above the base rate. Mr. Gilbert stated he is working on the budget now and would possibly coordinate with Ms. Seaman. The projected date would be the end of May or first of June. Ms. Smith state a signed agreement would have to be in place for insurance coverage purposes between the city and the MDCD. Chairman Woodham would like Ms. Brooks to verify any requirements for special events in the city's ordinances. Mr. Gilbert informed the Board the Health Department does not inspect for 24 hour temporary placements. Ms. Seaman requested the Board consider the possibility of the use of the entire building in the event of unfavorable weather. The movie could be shown on the wall if needed. The city has gained approval through the licensing agent to play the movie.

Chairman Woodham asked the Board be provided with the date to allow the building to be cleaned prior to use. Mr. Gilbert notified the Board he had no intentions of relocating inside unless weather forced the movie to be relocated. A future event currently in discussion includes the paving contractor locating his equipment on site for examination by the public.

Ms. Seaman stated the Historical Commission will be finalizing their ordinance soon. A copy is available at City Hall for anyone wishing to review it. Chairman Woodham asked if the Board would be required to have proposed work approved by the Historical Society for the ACC. Ms. Seaman stated the Commission would be the deciding body on alterations to historic buildings and the Board would have to gain approval before work is performed.

Chairman Woodham asked if there were any questions regarding Mr. Gauntt's project updates. The Board did not. Ms. Smith stated there weren't any attendance numbers gathered for the track as it is not officially open. Once official, the attendance count will be provided.

Chairman Woodham asked the Board if the May regularly scheduled meeting could be moved to Tuesday, May 26th as Monday, May 25th is Memorial Day. The Board agreed to the new date. The location will be the University of Montevallo campus as the library has a conflict. Ms. Smith will notify the Board of the exact location once identified allowing for proper public notification.

There being no other business, Ms. Smith made a motion to adjourn. The motion was seconded by Mr. Prince. The motion was approved by all with a three to zero vote. The meeting adjourned at 5:01 pm.