

MONTEVALLO DEVELOPMENT COOPERATIVE DISTRICT
BOARD OF DIRECTORS MEETING
Montevallo City Hall
Minutes
Regular Meeting
November 14, 2022
1:00 p.m.

Members Present: Trey Gauntt (Zoom), Sonya Swords, Mark Richard
Staff Present: Regina Ashmore, Susan Hayes (Zoom)
Others Present: Steve Gilbert, Lisa Shapiro, City of Montevallo; Melody Whitten, 58 Inc;
 Stephanie Pryor, Atlas Group Services LLC

The meeting was called to order at 1:08 pm by Chairman Swords. Chairman Swords, Mr. Richard and Mr. Gauntt were in attendance creating a quorum. A notice for this meeting was posted on October 20, 2022.

Mr. Richard made a motion to approve the minutes of the October 10, 2022 meeting. Mr. Gauntt seconded the motion. The motion was approved by a unanimous vote of three (3-0), with Mr. Gauntt, Mr. Richard and Chairman Swords voting in favor.

The Board discussed project updates. The Highway 25 sidewalk project is still waiting on final approval from ALDOT before going out to bid. The Sims House project is on schedule and should be open in January.

Mr. Gauntt stated the bid documents for the mountain bike course are under review by the Alabama Building Commission and are expected to be ready for bid by the end of the month.

Ms. Whitten updated the Board concerning the Hotel project. There are two parties interested in developing a city owned property on Main Street not the original site located on Middle Street. As the Board allocated \$70,000 to facilitate the purchase of property on Middle Street for this development, she suggested the Board consider releasing the land purchase funding and reallocate a portion of the \$70,000 for an alternative project. As both parties are interested in the Main Street property, she proposed the Board consider utilizing a portion of the released land purchase funds to mitigate the soil contamination identified in the environmental impact assessment for the Main Street site. She further stated the cleanup would not be required if the site will be utilized as it currently sits. Ms. Whitten suggested the property owner should determine what direction to take with this property before a vote on mitigation is formally requested. ADEM recommends the city enter into their voluntary ADEM non-contributing voluntary cleanup program which would result in a waiver of liability for any future land owner.

She recommends the Board consider allocating \$38,035 for Atlas Group Services LLC to manage the ADEM program. There are still several aspects to be worked out before a developer commits to the project including water and sewer tap fees, city council approval, land purchase or lease agreements, and incentive packages. The Board stated they would support city council's direction for the property including the suggested mitigation. Ms. Whitten stated she would

address the city council on November 28, 2022 and follow up with the MDCD Board at a later date based on city council actions. She thanked the Board for allowing her the opportunity to speak.

Mr. Gilbert briefly discussed the Wadsworth Street project and its eligibility for TAP grant submittal.

Mr. Gilbert asked the Board to submit a letter of support for the Moore's Crossroad project to include in the grant packet along with other support letters he has compiled. The Board agreed to submit a letter of support.

The next regularly scheduled meeting will be on Monday, December 12, 2022 at 1:00 pm in the Council Chambers at Montevallo City Hall. The Zoom login will be provided for the meeting.

There being no further business, Chairman Swords made a motion to adjourn. The motion was seconded by Mr. Richard. The motion was approved by a unanimous vote of three (3-0), with Mr. Richard, Mr. Gauntt and Chairman Swords voting in favor, the regular meeting of November 14, 2022 was adjourned at 2:10 pm.

Regina Ashmore

Recording Secretary

Sonya Swords

Montevallo Development Cooperative District