

**LOWELL REDEVELOPMENT COMMISSION  
SPECIAL MEETING  
DECEMBER 14, 2020**

Chairman Michael Gruszka called the Lowell Redevelopment Commission meeting to order at 7:40P.M on Monday, December 14, 2020. The Pledge of Allegiance was recited. Clerk Treasurer Judith Walters called the roll. Members present were Michael Gruszka, Todd Angerman, John Alessia, Christopher Salatas, and John Yelkich. Also present were Town Manager Craig Hendrix, Town Attorney Dave Westland, Police Chief Erik Matson, Consultants Buzz Krohn and Corby Thompson from Krohn & Associates, and Dan Botich from SEH, one member of the press, and four citizens.

**APPROVAL OF MINUTES**

10/26 Regular Meeting, 11/9, 11/27 Special Meeting - Mr. Alessia moved to approve the minutes, seconded by Mr. Salatas and carried with five ayes.

**OLD BUSINESS**

None

**NEW BUSINESS**

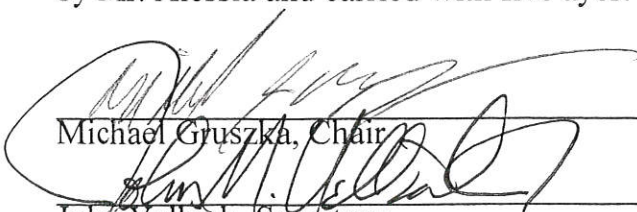
Authorize Clerk-Treasurer to do wire transfer to close on Costa's Property and KOB Property - Mr. Yelkich made a motion to authorize Clerk-Treasurer Walters to do the wire transfer, seconded by Mr. Salatas. Clerk-Treasurer Walters suggested to have a not to exceed amount, stating she didn't have the amount to list on a voucher. Town Manager Hendrix stated it would be the offer price plus \$5,000. Mr. Yelkich amended his motion not to exceed \$112,000.00 and Mr. Salatas amended his second. The motion carried with five ayes on roll call vote.

Act on recommendation from SEH for Tax Increment Allocation Calculation - Mr. Botich stated he will calculate the amount through the bond maturity for both scenarios for their review, as discussed at the work session. Option #1 based on Project AV growth to current NAV, tax Increment before restored loses to base assessment and Option #2 after restored losses to base assessment. Town Manager Hendrix stated Option #1 is what will be used. Mr. Salatas made a motion to reflect the life of the bond and method of Option A, seconded by Councilman Yelkich. Clerk-Treasurer Walters asked if this could be done in writing. Town Attorney Westland asked if Option #1 will have a short fall? Mr. Botich stated Option #1 will have a short fall in January and will be made up in August. The motion carried with five ayes on roll call vote.

Update appraisals for old garden center - Mr. Alessia made a motion to update appraisals for garden center, seconded by Mr. Angerman and carried with five ayes on roll call vote.

**ADJOURNMENT**

With no further business, Mr. Salatas made a motion to adjourn at 7:50 P.M., seconded by Mr. Alessia and carried with five ayes.



Michael Gruszka, Chair

John Yelkich, Secretary