

KNOX REDEVELOPMENT COMMISSION

REGULAR MEETING

WEDNESDAY, MAY 15, 2024 AT 4:30 P.M.

1. Call to Order: The Knox Redevelopment Commission met in Regular Session at the Knox City Hall May 15, 2024 with the following members present: Jeff V. Berg, Marcia Hayes, Marsha Boggs, and Mike Estok. Others In Attendance: Branden Pittman, Seth Johnson, Brittany Johnson, Candice Brown, Amy Stacy, and Mayor Estok.

Members absent: Nathan Bradley, Autumn Ferch.

The meeting was called to order by Jeff V. Berg, President

2. Amendment to Agenda: Business Facade Grant Guidelines (Revised) were handed out for discussion. A motion was made by Marcia Hayes to add the amendment at 4 (A) and seconded by Marsha Boggs. Motion passed 4-0.

3. Approval of Minutes from April 24, 2024: A motion was made by Marsha Boggs and seconded by Marcia Hayes to approve the minutes as submitted. Motion passed 4-0.

4. Facade Status Discussion –5 & 7 N. Main St. (Salon Allure)

Branden Pittman (PITTMAN MASONRY CONSTRUCTION LLC) present to provide information regarding rework to buildings. He provided the following information within a handout format:

Starting off with 7N Main Street, I'd like to completely strip the face of the building, I am referring to removing all the existing scratch coat work that was previously started giving 7N a fresh start. With that being said, I would love to see the building done a different way in better efforts to eliminate any rolls (humps in the wall if you will) by doing this we will use a different material to adhere the scratch coat on.

Currently the 7N was constructed around the idea of using a galvanized steel metal lath assuring proper bond and life span of the scratch coated areas. I believe that using lath was a very good idea. I do not think it was thought out thoroughly in essence to creating blemishes in the wall. Overlapping the lath, I feel is what caused the rolls in the wall and by eliminating this issue I would like to use a concrete adhesive bonding agent mixed with porcelain.

Using an adhesive bonding agent, I think will help giving a flatter surface to apply the scratch coat on with as well as allow me to give the scratch coat a nice smooth finish without having to worry about going over lath.

7N and %N will be getting the same type of work done as far as stripping the face of building and redoing to get a better curb appeal. All windows will get resealed, paint will all be redone and touched up. Stonework will be completed as well different grout options discussed with business owner. I am open for discussion and any questions anyone may have? Ask me about the Process and how it is done.

Brittany Johnson/Seth Johnson (Salon Allure) spoke regarding how long the buildings have been looking like this with her downtown business open and why the lower stonework has or could not be already completed. She stated her husband has brought new concepts of rework. Seth spoke from a few notes to reference he may want a different outside look to the buildings and provided his photo of interest to the Commission membership for viewing. During further discussion, the Commission members agreed that an Executive Session between the two parties will be needed to evaluate all the newly compiled information.

4. (A) Discussion of Revised Business Facade Grant Guidelines Commission members reviewed the newly revised guidelines handed out by Mayor Estok with utmost care and consideration and found the guidelines favorable for adoption and a motion was made by Mike Estok and seconded by Marcia Hayes. Motion passed 4-0.

5. POP-STORE-DISCUSSION OF BUSINESS PLAN CRITERIA, APPLICATION, AND LEASE. A City of Knox Pop-Up Store 2019 Lease Agreement, Store Application, and City of Knox Pop-Up Store Exhibitor Application was agenda packet material. Mayor Estok discussed our new pop-up store at 6 North Main Street informing us there is work that continues there and would have a ribbon cutting first so all could view the interior and then applicants with interest could apply. A motion was made by Mike Estok to table the pop-up store material agenda and seconded by Marsha Boggs. Motion passed 4-0.

Public Comment: None

Executive Session The Redevelopment Commission members, after discussion, did conclude having an Executive Session (not open for public discourse and with only involved parties in attendance) regarding all facade details for 5 and 7 North Main Street. A motion was made by Marcia Hayes to conduct an Executive Session to be set for Wednesday June 5, 2024 at 4:p.m. at Knox City Hall and seconded by Mike Estok. Motion passed 4-0.

Adjournment of Meeting: Motion made by Mike Estok and seconded by Marsha Boggs at 5:16 p.m. Motion passed 4-0. Meeting adjourned.

Jeff V. Berg-President/Acting Secretary