

# KNOX REDEVELOPMENT COMMISSION

## SPECIAL MEETING

WEDNESDAY, JUNE 5, 2024 AT 4:30 P.M.

- 1. Call to Order:** The Knox Redevelopment Commission met in a Special Session at the Knox City Hall June 5, 2024 with the following members present: Jeff V. Berg, Marcia Hayes, Marsha Boggs, Nathan Bradley, and Mike Estok. Others in Attendance: Seth Johnson, Brittany Johnson- and Branden Pittman.

Members absent: Autumn Ferch-Knox School Representative

The meeting was called to order at 4:40 p.m. by Jeff V. Berg-President

- 2. Amendment to Agenda:** Revised agenda now includes \*APPROVAL OF POP-UP STORE APPLICATION AND BUSINESS PLAN CRITERIA
- 3. Facade AT 5 & 7 N MAIN STREET (SALON ALLURE)**

Berg opens the special meeting asking for a discussion of 5& 7 N Main. We have heard both discussions from Seth/Brittany Johnson and Branden Pittman. It is up to us to decide the future of 5 & 7 N. Main St. going forward. Mike Estok spoke about the lease agreement and contact the owner. The Commission members were in discussion about the monetary amount left in the grant process. Brittany spoke about how many conversations about the façade work not going right. She informs Branden are you going to stop or do the job. Branden said he was told to stop. Brittany told Branden that she understands that and going forward do you have a plan to proceed? Branden stated I know what I can do, I have done it for a while. Brittany asked Branden do you know what went wrong the first time? Branden said I can say on my behalf it is what it is. Either I can finish it or let it blow with the wind and they can do what they are going to do. That is where I am at Branden said and to be honest I am getting frustrated, it is what it is. I have had it this long. Nathan Bradley stated if they are satisfied, then Branden deserves the money. Is it possible to tarp off one section at a time, Nathan asks. Branden would not chisel but remove section by section. Branden states we would do one building at a time and do my scaffolding, that is what I have, it is what it is and throw visqueen up for the safety of clients and anyone else walking into the building. I have nothing more to say about it, it's where I'm at. Nathan asks a timeline of the scope of Branden's work. The time frame would require about 2 weeks. Nathan speaks about if you guys can satisfy the contract and he does not remember why the city of Knox paid out the money. Berg

stated Brenden was paid for work done as if for a portion or stipend amount. Brenden stated he was paid \$7,800.00 by the city. Nathan suggests there is more money than \$12,600.00 left in the grant. If Seth and Brittany would agree, they could use the back entrance and basically the owner must pay it out now. And the grant would go to the owner, not the other way around. Nathan states going forward and we should not be involved. Brittany tells Brenden that she knows his heart is in it and community and all, but we need it to look better and still need a resolution. But it also comes down to the way you decided to do the job yourself. That is still your job to do. I think no one is happy with the way work goes sometimes, but it has sat like that and still needs to get done. Brenden states I had no choice and could not go further and my heart is still in it, I do masonry year round. But what happened to you coming back the next day, Brittany said. Brenden stated my workers recoated it and that was the reason it got painted. Mike Estok wants to get it straight. Brenden you were paid \$9,600.00 by the owner 20 percent and \$7,800.00 by the city. So, there should be about \$22,200.00 left. Seth told Brenden that he wrote the contract and the \$9,600.00 paid for everything. Seth asked for a contract from Brenden about how the process is going to be and a time frame and have 30 days to finish and have liability written into it if something goes wrong. Brenden states at this point and time I am going to leave it where it's at this point and time they can do what they do and I will cut my losses. So that is where I stand right now I'm okay with that they can handle their building and that is where I'm at, you guys want to count me off it, it is what it is, I am not going to keep doing this, it is what it is to go through have that guy come in and sign the contract, squash it I am done. So there you go. President Berg thanked Brenden for his time and Brenden walked out of the meeting. Brittany spoke that through the last ten months they had tried to resolve it with Brenden. Seth details some more about the new proposal. Berg states we are making progress and we are going to get this right. Seth states Jake Frey is a responsible person and he is older and he has done a lot of work with him and he has visited the work site. Marcia Hayes makes a motion to table all until next meeting June 19<sup>th</sup> and seconded by Marsha Boggs and the Commission members were all in agreement.

#### **4. REVIEW OF POP-UP LEASE AGREEMENT**

The Commission agrees K. should be changed to read the electricity and gas should be in their name. In addition, an option to buy clause should be included. Nathan states that way it opens us up to purchase another building. Nathan makes a motion to revise the agreement Marcia seconds the motion and all in favorable agreement. Nathan makes the motion that the rent fee should be \$250.00 for the first 3 months and seconded by Marsha Boggs. All members are in approval.

#### **5. APPROVAL OF POP-UP STORE APPLICATION AND BUSINESS PLAN CRITERIA**

Nathan spoke regarding the number of anticipated employees should be removed from the application. He stated you will not know that. In addition, estimated foot traffic should also be excluded. Nathan and Marsha agree to sit down at the coffee shop to work revisions. The Commission members agree personnel should receive the application first.

### **Adjournment of Meeting**

The meeting was duly adjourned at 5:42 p.m.

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Jeff V. Berg-President/Acting Secretary