

City of Tipton Redevelopment Commission

Public Meeting of April 29, 2021 Minutes

PRESENT BOARD MEMBERS – Greg Burton, Andrea Campbell (advisory non-voting member), Brent Cardin, Steve Raber and Joe VanBibber.

President Joe VanBibber noted that Shelly Asher resigned from the board, so they are now one member short.

ABSENT BOARD MEMBER(S) – None

ALSO PRESENT – Vicky Boyd of the Tipton Tribune, Joe Cottingham, Mayor Dolezal, Scott Leffler, Rick Powell, Gary Ricketts and Admin/Secretary Assistant to the Board Sherry K. Landseadel.

CALL TO ORDER – President Joe VanBibber called the public meeting to order at 3:00 p.m.

INTRODUCTION OF MEMBERS - Completed

AMEND AGENDA – Steve Raber made a motion to amend the agenda, seconded by Brent Cardin, to have board discussions before opening of the bids. Motion approved by all.

MINUTES OF PREVIOUS MEETINGS –

- A motion was made by Greg Burton, seconded by Steve Raber to accept the meeting minutes of March 25, 2021. Motion approved by all.

BOARD DISCUSSIONS –

President Joe VanBibber stated they were advised by counsel to open the bids and to take the bids under advisement, with awarding the bids at the next RDC meeting. He also read aloud the following procedures that counsel approved and recommended to use as a guideline for the board:

BID OPENING & LOT SALE PROCEDURE

- All bids received will be opened and the bid information will be read aloud.
- All bids will be checked to assure that they contain all required information.
- The RDC may reject any bids that do not meet the stated requirements and will make awards to the highest and best bidders.
- In the case of multiple bids on the same property the RDC will review the bids to assure that they meet all the stated requirements listed on the offer form, and which bid is the highest and best bid for that property.
- The RDC may contact a bidder regarding details of their bid.
- The RDC will then award the property to the bidder that they determine has placed the highest and best bid. The best bid determination will be based on information contained in the bid' pertaining to the home that they intend to build on the property as outlined in REQUIREMENTS section of the offer form. The bid amount will also be a factor in this determination.
- The successful bidder will then be notified that they are the successful bidder on the property and the property transfer process will begin.
- A \$1,000.00 Down Payment is required upon execution of the Purchase Agreement.

OPENING OF BIDS –

The following bid information was received in sealed envelopes within the program timeline on the following parcels:

- 312 N. West Street – Mark Wisely – Bid of \$24,001.
- 460 N. West Street – Gary Ricketts – Bid of \$15,500, with plans included.
- 837 N. Main Street
 - Mark Wisely – Bid of \$20,001.
 - Scott Leffler – Bid of \$17,100, with plans included.
 - Joe Cunningham – Bid of \$21,000. Included with the plans was a personal check in the full amount of the bid.

The committee did not receive bids on the following parcels:

- 208 Second Street
- 122 Third Street
- 126 Third Street
- 625 W. Madison Street

A motion was made by Steve Raber, seconded by Greg Burton to take all 5 bids received under advisement. Motion approved by all.

After board discussions concerning the properties that they did not receive a bid on, Steve Raber stated that he will contact legal counsel for the direction to follow for accepting offers on those parcels.

A motion was made by Brent Cardin, seconded by Greg Burton to set the next meeting for May 10th at 3:00 p.m., for further discussions of the bids and the awarding of those at that time.

PUBLIC COMMENT – Mayor Dolezal thanked everyone who submitted a bid and for the process it took to get to this point.

ADJOURNMENT –

Brent Cardin made a motion to adjourn, seconded by Steve Raber. Motion approved by all. Meeting adjourned at 3:40 p.m.



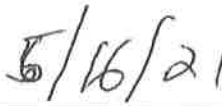
Joe VanBibber, President



Date



Brent Cardin, Secretary



Date