

**Community Redevelopment Area Advisory Board  
Meeting Minutes  
Thursday, January 3<sup>rd</sup>, 2019  
3:00 – 5:00 PM  
City Commission Conference Room, City Hall**

**Attendance**

Board Members: Zelda Abram , Harry Bryant, Brandon Eady, Brian Goding, Frank Lansford, Commissioner Stephanie Madden, Cory Petcoff and Cliff Wiley

Absent: Ben Mundy (Chair), Pastor Edward Lake (Vice-Chair) and Dean Boring

Staff: Alis Drumgo, Valerie Ferrell, Michael Smith, D'Ariel Reed, and Jonathan Rodriguez

Guests: Becky Abel, Steve Boyington (WMB-ROI), Chris Crawford, Cory Crawford, James Edwards, Annie Gibson (Housing), Christian Hood, Ryan Lewman, Cary McMullen, Eric Pera, Carole Philipson, Bill Reed, Naomi Tillett (Engineering) and Daniel Thumborg

**Packets**

- Meeting Minutes dated December 6<sup>th</sup>, 2018
- Financial Update
- Project Progression Report
- Memo- Swan Brewing

**Housekeeping**

**Action Items – Old Business**

**Meeting Minutes dated December 6<sup>th</sup>, 2018**

Frank Lansford moved approval of the minutes. Harry Bryant seconded the motion which passed unanimously.

**Financial Update**

Cory Petcoff noted the inclusion of the update for informational purposes.

**Action Items – New Business**

**Swan Brewing**

Swan Brewing opened in April 2018 after two years of planning. The venture was self-funded with an investment of over \$500,000. Currently, the brewery produces approximately 1,400 gallons of twenty (20) various beer flavors which serves the taproom.

Swan Brewing does not have the capacity to serve beer outside of it's walls and has been asked, by other local and regional restaurants, to carry Swan beers on tap. Swan would like to fill the need and expand capacity to meet the distribution demand. To do so, Swan Brewing needs to add cold storage, fermenters, and additional keg cooperage. The breakdown of costs is as follows;

- (2) 20bbl (barrel) Uni-tank Fermenters - \$25,750
- 10' x 20' Exterior Cold Storage Room - \$12,480
- Costs associated with installation of new equipment - \$6,150
- Additional Keg Cooperage - \$16,877

Total Investment: \$61,257

The LCRA does not have grant programs in place within the Downtown Redevelopment District to review the grant request administratively, so Staff brought the request before the Board for consideration.

Swan Brewing presented their expansion proposal.

Discussion ensued regarding the investment Swan Brewing has already made into the property.

Stephanie Madden moved approval of a special grant in the amount of \$61,257 to be allocated towards the items outlined in Staff's memo . Zelda Abram seconded the motion which passed unanimously.

### **Discussion Items**

Michael Smith updated the Board on the status of lease negotiations with Lighthouse Ministries. Staff has been asked to address repairs needed for the operation of the building which include; roofwork, outdated AC units and electrical concerns. Staff has been collecting quotes for each repair to present to the Board. Lighthouse is currently under a month-to-moth lease with a 6-month termination notice.

Discussion ensued regarding the benefit of collecting rent versus incurring repair expenses. Mike will follow-up with the Board once more cost estimates have come in.

Alis and Naomi Tillet provided an update on the West Lake Parker Shared Use Path project. Construction is scheduled to begin in September of 2019 and should be completed within 4-5 months.

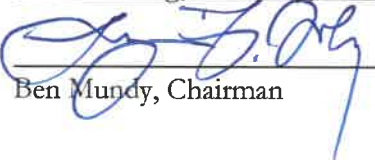
D'Ariel Reed and Naomi provided an update on the 5-points Roundabout project.

Alis provided an update on the LCRA's housing initiatives. Staff has been working with the Housing department in an effort to transition housing-related grants and incentives to streamline the City's services. Staff will update the Board once the terms of the transition have been finalized.

In 2006, the LCRA purchased property located at the corner of Massachusetts Ave and Oak Street for \$560,000. Staff has received multiple letters of interest as a result of a notice of disposition and is currently developing criteria for an RFQ. Staff will return to the Board with general recommendations once those responses have been reviewed.

**Adjourned at 4:11 PM**

**Next Meeting, Thursday, February 7<sup>th</sup>, 2019 3 PM, City Commission Conference Room.**

  
Ben Mundy, Chairman

3/7/19  
Date