

# **CITY COMMISSION**

## **WORK SESSION MINUTES**

*In an effort to prevent the spread of the COVID-19 virus, a special virtual work session was held via ZOOM Internet Application.*

June 30, 2020

2:10 p.m.

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**PRESENT:** Commissioners Chilton, Estrop, O'Neill, Rue and President Copeland. City Manager Heck. Assistant City Manager and Economic Development Director Franzen.  
**GUEST:** Larry Dillin of Dillin LLC.

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### **HONORABLE COMMISSIONERS:**

Topics discussed at the work session held on Tuesday, June 30, 2020, were:

1. Mr. Heck reviewed the timeline from the Kroger Company's announcement of the South Limestone Street store closure effective March 3, 2020, to the current recommendation to work Dillin LLC for redevelopment of the property. City staff worked with partner agencies on the food access issue and held a public forum to discuss options. The COVID-19 pandemic changed the way staff interacted with various groups, but correspondence continued along with offers of assistance from various agencies.

Mr. Franzen introduced Larry Dillin, CEO of Dillin LLC who contacted the City Manager's Office after the Kroger announcement. Mr. Dillin has worked in other areas managing \$10 billion in reinvestments around the world. Mr. Dillin's interest in this project includes involving the entire community, not just a single property.

Mr. Dillin introduced a conceptual site plan for the area including the four corners of the Limestone/John Street intersection. Mr. Dillin proposed creating a business space and community space that will add a grocery store and activity space for food trucks and events. Mr. Dillin reminded commissioners the proposal is not a final design but a possible reinvestment solution.

Mr. Heck commented on the Dillon group's thoughtful approach to community engagement for the area including citizen participation in addressing the area's needs. Mr. Heck also spoke on the status of the Clark County Land Bank's efforts to take title of the former Kroger property.

Mr. Copeland stated the proposed legislation on the commission's agenda is an agreement to work with Dillin LLC, not adopt the concept drawings

presented. Mr. Franzen added the proposed Letter of Intent is an agreement that Dillin and the City will work together to create a development services agreement and development plan for the former Kroger property and the adjoining property the City is purchasing at 1841 Clifton Avenue.

Mr. Rue spoke his appreciation for addressing the entire neighborhood area.

Mrs. Chilton asked about the acquisition of the property by the Land Bank and the timeline for engaging stakeholders and residents. Mr. Heck stated the acquisition by the Land Bank could be completed within a week. Once the Letter of Intent is approved and signed, Mr. Dillin could begin immediately.

Mr. O'Neill asked about funding for the project. Mr. Franzen stated the Letter of Intent states the City will be responsible to fund the maintenance of the building up to \$90,000. Once the property is transferred to Dillin LLC, the city will be reimbursed for the expenses. Mr. O'Neill also asked if the purchase of the adjoining property on Clifton is included in the expenses, and Mr. Franzen replied that it is.

Dr. Estrop stated that he liked the plan and commented that approximately one-third of the city's population is without a full-service grocery store requiring a need to move quickly. Dr. Estrop also suggest working with Urban Fast Forward's efforts for a compatible plan.

Mr. Dillin also described the Freedom Tour events happening in various cities. The events are held for communities and include fundraisers for local activities.

2. On motion of Dr. Estrop, seconded by Mr. Rue, the meeting adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, Mr. Rue and Mr. Copeland.

Yeas 5, Nays 0.

Adj. 2:50 p.m.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission