

REDEVELOPMENT COMMISSION MEETING - TIF  
AUGUST 4, 2005  
TIME: 7:00 P.M.

PRESENT: Lowell Rethlake, Ken Dornich, Helen Gardner, Doug Fry and Dennis Doerflinger.

President Lowell Rethlake called the meeting to order.

Minutes were approved, motion by Helen Gardner and seconded by Ken Dornich. So passed.

The first item on the agenda was a discussion of the Lincoln Street Project and an update by Darren Burkhart, engineers for the project reported to the board. There has been no word from the State of Indiana concerning the grant and representatives from HNTB have been calling every week. Mayor Manus also has called concerning the funding. Darren reported that the State seems to be moving more quickly at their level but that last year there were no decisions until December.

Darren further reported that the aerial survey was to be at the HNTB offices in Indianapolis at this time. He further reported that survey work was approximately forty percent completed.

Mayor Manus reported that he spoke to INDOT however he has not had any word from them yet. If the funding is not granted from the state, the Mayor has discussed a possible 60%-40% split on the project since the state is so short of money at this time. INDOT did confirm that the traffic count is very high on Lincoln Street and it is a good project. The last count showed in excess of 13,000 vehicles per day. The representative from INDOT indicated that within the next month he would take the project to the group who makes the final decisions on funding.

Mayor Manus also reported that he went to a meeting in Seymour at the INDOT office to discuss the I-74/US 421 Interchange. He indicated that the State Highway Department garage needed a sewage line and that maybe they would help us if we could help them. He will report if further discussions are held.

Darren reported that if the Lincoln Street Project does not use Federal funds the scope of the project could change. He advised the Board that the engineering survey would be available to them by December. This would identify the existing right-of-way owned by the city, and would provide a better understanding of what the project would entail to complete it.

After all of this discussion, **Dennis Doerflinger made a motion to not move forward with the Lincoln Street Project until the Board receives the Engineering Study, surveys and a response from INDOT concerning the funding. The motion was seconded by Helen Gardner. It was passed unanimously.** ----- discussion relating to the vote, Jennifer Sturges, Executive Director of the Chamber of Commerce, questioned if any feeder streets to Lincoln Street would be reworked prior to the commencement of the Lincoln Street Project. Also, she questioned if there would be street signage included in the project during construction. Darren Burkhart advised that signage would be included in the Project Management Plan and that the scope of the project did not include reworking any feeder streets. It was his opinion that the Federal Grant did not include any feeder streets as part of the grant sought by the City. There was a question from the public concerning loss of business suffered during the reconstruction of Lincoln Street. Darren Burkhart, HNTB, and Steve Taylor, City Attorney, explained the project funding would be for construction only.

Further discussion was then held on traffic control and the direction of traffic. Darren Burkhart indicated that this would be a part of the project and that it would be studied to provide for reasonable access to all businesses during the construction period.

The next item discussed was the forty-five acre tract located east of Wal-Mart. Steve Taylor, City Attorney, reported to the Tif Board that their resolution can be amended and that Tif financing could be used to purchase the real estate, even though it is not necessarily blighted land, however with the revisions in the statute purchase of such land is permissible.

Jennifer Sturges of the Chamber of Commerce stated that the Chamber supports the purchase of the acreage for development purposes.

Helen Gardner, member of the Tif Board, questioned the lease terms on the farm lease and the sign leases pertaining to the real estate. Jim Saler spoke reference the desired intent of

the discussion and questioned whether the Tif Board could set a range of costs per acre in order to target a price for the real estate. It was the general consensus of the Tif Board that \$20,000 per acre was in excess of what should be paid for the real estate. Further comment, they would want to negotiate with the seller is any agreement was to be reached.

**A motion was made by Ken Dornich to have an appraisal made on the forty-five acres adjacent to Wal-Mart. Said motion was seconded by Dennis Doerflinger. The vote for the appraisal was unanimous.**

**A second motion was made by Lowell Rethlake to contact an appraiser. The motion was seconded by Dennis Doerflinger to request that the City Attorney, Steve Taylor contact two appraisers to get a quote for the cost of said appraisals and then report the same to Lowell Rethlake. Said motion was approved unanimously.**

Jennifer Sturges of the Chamber reported she and her staff polled fifty-seven business persons regarding the forty-five acre tract. It appeared that most respondents to the poll preferred retail growth and not necessarily industrial growth on the real estate. She provided the Board with the result of the poll.

Next item on the agenda was discussion of the traffic light to be installed at Montgomery Road and Lincoln Street. **A motion was made by Ken Dornich and seconded by Dennis Doerflinger to proceed with installing the traffic light with LED indicators to the lowest quote. Said motion was approved unanimously.**

Discussion was then held concerning proceeding with the installation of the light and **a motion was made by Ken Dornich and seconded by Dennis Doerflinger to give Mayor Manus the authority to approve the lowest quote on the installation of the traffic light. Said motion was approved unanimously.**

A discussion was held on cleanup for parcels that have environmental issues and contaminants.

The next item of business on the agenda under new business was a resolution and discussion on resurfacing Freeland Road. **A motion was made by Ken Dornich and seconded by Dennis Doerflinger for a public hearing to be held on September 15, 2005 at 7:00 P.M., reference said resurfacing. Said motion was passed unanimously.**

There being no further business to come before the Board, **Lowell Rethlake made a motion to adjourn the meeting. Said motion was seconded by Dennis Doerflinger and passed unanimously.**

Meeting adjourned at 8:27 P.M.

PRESIDING OFFICER: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Clerk-Treasurer

Note: Minutes were taken by City Attorney, Steve Taylor in the absence of the Clerk-Treasurer.