

REDEVELOPMENT COMMISSION MEETING - TIF  
FEBRUARY 23, 2006  
TIME: 7:00 P.M.

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

President Lowell Rethlake called the meeting to order.

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

David Wentzel of HNTB gave a presentation on Lincoln Street Enhancements and maintenance and the developmental cost of the 45.56 acre parcel owned by the University of Cincinnati.

The enhancement will provide public investment and establish Greensburg from other cities. It will improve safety, gateway to the downtown, major portal to establish a positive community wide image. The input of property owners and public will be needed concerning signage, lighting, landscaping, etc.

Tif Board could have an endowment fund and the interest could be used to maintain the upkeep of maintenance needed on a regular base, such as flower planting and watering, changing banners, etc.

Board questioned the possibility of extending this to the Freeland Road East and West.

Mr. Wentzel stated this could be extended to the Freeland Road East and West and also extended to the interchange and could even propose a gateway.

Mr. Wentzel told the Board that they might rather do a real study on the 45.56 acres to see exactly what the uses would be, how much the cost would be, address infrastructure, employment and tax base. The Board would not have to buy the land outright but put a deposit on it with an option to purchase for a period of three months while doing the study to see what is out there. You can let the property portions be bought by the businesses and the Tif Board offer help in other ways to make it all work for the businesses interested.

Jennifer Sturges of the Chamber of Commerce stated that she really liked what Mr. Wentzel had to show and proposed. Jennifer feels the idea of this study and vision would be a tremendous help in selling and developing this area.

Helen Gardner and the other Board members would like the Downtown Development groups and HottCity to be involved so that possibly these areas could all be tied in together.

Ken Dornich asked if HNTB, HottCity, EDC, Chamber of Commerce, Property Owners and Downtown Development could all get together next month for a planning workshop.

Chad Modisett, Christine Colon and David Rudig of HNTB presented the phase II contract for Lincoln Street. Geotechnical boring will need to be done on 14 properties on Lincoln Street. This will show the soil and what type of asphalt will be needed eight inch or twelve inch. A subcontractor would do the borings.

A signed right of entrance would be needed from these fourteen property owners.

HNTB carries liability insurance for all aspects of this project.

Chad Modisett asked the Board and City Attorney to read over the contract and then they will all get back together for any questions and approval.

Christine Colon told the Board the next steps that HNTB will be taking and that she will set up a preliminary meeting at the Library on either March 22 or 23 with INDOT.

The Board set March 30<sup>th</sup> at 7:00 P.M. for their next meeting.

Meeting adjourned at 9:20 P.M.

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

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

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