

REDEVELOPEMENT COMMISSION MEETING-TIF
FEBRUARY 25TH 2009

TIME: 6:30 PM

PRESENT: Ken Dornich, John Schmalenberg, Doug Fry, Lowell Rethlake, Darrell Poling,
ABSENT: David Weigel

First order of business was to approve the January 28th meeting minutes.

A motion was made by Lowell Rethlake and seconded by Darrell Poling to approve the minutes as printed.
All Ayes

HNTB REPORT:

Christine Colon gave the update. 1 more parcel was secured. Four in condemnation, and 1 is due to be settled by next meeting. She didn't know for sure if the project was eligible for stimulus funds, but stated that IDOT is on the list for funds. August letting date is the goal at this time. 120 days could be saved if relocating the utilities takes place before the letting. The project would be advertised for bids, the bids would be awarded and the properties could then be staked and utilities could go in and start to relocate. The price for staking was quoted at \$20,000. The staking would be done by HNTB. The city would have to give notice to proceed. Duke Energy is asking for a 45 day lead time. Darrell Poling wanted to know just what was needed on our part to get started. Ken stated that the \$20,000 for staking would first need to be approved.

Lowell asked if we could stake prior to all the parcels being secured. Christine said the staking was actually a surveying process and yes it could be done. One question asked was how do we know that we are getting a good deal per the \$20,000 price? Christine went over the details of the staking stating it would require 280 man hours 15 actual days of work. Lowell stated we have trusted HNTB so far we should trust that this is a good price. Getting bids for the staking would just prolong things. Christine stated that surveying would actually take place twice, as the construction company would actually do this again prior to them starting. The first staking would be for the utilities to know where to relocate. Stakes get removed and possibly damaged and there fore would be done again per proper procedure for the construction company. Doug Fry felt in order to be at the top of the list for Stimulus funds we need to act fast, and Ken Dornich feels we need to go forward..

Lowell Rethlake made a motion to approve the \$20,000, and it was seconded by Darrell Poling to approve Supplemental Agreement #6.

FINANCIAL REPORT:

\$251,403.05
287.44 Jan. int.

\$251,690.49
-\$47,918.53 Claims

\$203,771.96 Balance after claims

Investments were not made because of interest rates. We receive more on acct. interest rates.

Parcel #74	\$3,000
Parcel #5	\$3,000 These are appraisal fees per court order.
Dec. Co. Auditor & Recorder	\$601.00
Land Acquisition parcel #74	\$41,317.53
Total Claims	\$47,918.53

Doug Fry made motion to pay resolution for Parcel #74, and it was seconded by Lowell Rethlake. All Ayes
 John Schmalenberg made motion to pay the \$6,000 for court ordered appraisals and it was seconded by Darrell Poling. All Ayes.
 Darrell Poling made motion to approve remaining claims, and it was seconded by Doug Fry. All Ayes.

PUBLIC COMMENTS:

Ross Davis had concerns on the project turning into a 3 season construction, and the conditions the roads be left in once construction stops in the winter. HNTB assures that all roads will be passable.

The board also stated that the right of ways have been the reasons for the delays encountered. There are fines for the construction company if completion is not done in the time frame allotted for the project.

Dr. Nahmais wanted to know how evasive the relocating of utilities would be. HNTB stated it would be minimal. New poles will have to be set. She also stated that the expense to bury utilities was too high.

Ross Davis wanted someone to explain to him the benefits of starting the staking in the fall. The reply was if we wait the bids will only go up.

Next meeting is scheduled for March 25th 2009

Motion to adjourn was made by Darrell Poling and seconded by Lowell Rethlake.
 Meeting ended at 7:35pm

Presiding Officer _____

Secretary _____