

REDEVELOPEMENT COMMISSION MEETING-TIF
MAY 27TH, 2009
6:30PM

Present: Ken Dornich, Doug Fry, John Schmalenberg, Darrell Poling, Lowell Rethlake
Tim Coriden, David Weigel.

First order of business was to approve the minutes from the last 2 meetings. An extra meeting was held in addition to the April 29th meeting. That meeting was held on May 6th. A typo on date was corrected, and a motion was made by Doug Fry to approve the minutes and seconded by Lowell Rethlake. All ayes, motion carried.

We received some good news this past week and INDOT says we are set for the August letting. They further went on to put a completion date of November 12th, 2010.

Duke Energy will start relocating poles by June 22nd.

HNTB REPORT: Darren Burkhardt reported that an asbestos check will need to be made to the parcel that will be demolished. If asbestos is found that will have to be removed. Friday the 29th of May a meeting will take place with the current property owners to go over the activities such as scheduling that will need to take place.

Other good news was delivered in concern to the lighting. After evaluation they were able to reduce the height of the street lights. Darren did say that by being able to lower the height, we would save about \$500.00 per pole and this would just about offset the additional cost of changing to the LED lights.

Lowell Rethlake had questions about the rumors of the government not paying unemployment benefits to contractors who are off over the winter every year. Darren commented that he had no update on the issue. Darren feels the contractors will do as much work as possible in the winter months that the weather allows. Ken Dornich asked if a penalty clause would be included in the case the project does not get completed on time. Darren stated that the documents sent to INDOT had included the clause but the dates were blank due to not having a set letting, and construction date.

Ken Dornich stated that he had a call into Rich Hall over the Bonding, but had nothing to report. He wants to make sure everything is in order.

Mark Klosterkemper brought to the meeting the Letters of Interest for the Engineering prospects for the project. Nine groups submitted letters. Let these be recorded as the following.

Schneider Corp.

1st Group Engineering

USI Consultants

Butler-Fairman & Seufert Inc.

RW Armstrong

Howard J Barth & Associates
HNTB Indiana Inc.
Level 5 Engineering
Strand Associates

The committee agreed that Ken Dornich would be present at the Board of Works meeting and express the TIF recommendations for selection of the engineering selection committee.

This is a committee that will be formed to score all the interested engineering partners who have submitted letters of interest. The scoring process is required by the State of Indiana. Time is a factor and this committee needs to be set up and evaluating as soon as possible. The process is lengthy with many involved. The score sheets will have to go to Seymour INDOT, then to Indianapolis INDOT, and contracts will have to be negotiated. The recommendation is 3 to 5 people on the committee to relinquish a tie. This will all need to be complete by letting date of August 12th, 2009.

Ken Dornich feels that Mark Klosterkemper would be a very big asset for the committee. Mark felt he would be of better use as a consultant since he has had training with the state of Indiana. Ultimately the Board of Works will make the final decision as to who will be on the committee. Darrell Poling recommended that either Doug Fry or Lowell Rethlake be the representative for the TIF since they have been with the project since the beginning. Lowell Rethlake graciously volunteered, and thanked Darrell Poling for the vote of confidence.

With that being said Darrell Poling made a motion that Ken Dornich carry this information to the Board of Works and make public their decision to have Lowell Rethlake represent on the selection committee. It was seconded by Doug Fry. All ayes motion carried.

FINIANCIAL: No bills were to be paid. Balance was \$8,165.23

OTHER BUSINESS: Tim Coriden brought up the matter one of the property owners wanted to withdraw on the monies deposited with the court. The board found no problems with this and felt that the money would be needed for relocation if that is what the property owners planned to do. The only questionable was if the courts decided that the owners were paid too much for the property then they would have to pay that money back. Coriden stated a built in mechanism would protect from that. The acquisition came in higher than the appraisal, so he felt it wasn't a concern.

Also noted was the property owners have agreed to be out of the property by June 24th, 2009.

Ken Dornich acknowledged documents given to all by June Ryle from Umbaugh, but had not had proper time to go over the documents. He requested the board go over these and if action was needed to be taken it would be done so at a later time.

With nothing more and no comments from the public a motion was made by Darrell Poling and seconded by John Schmalenberg to adjourn. Meeting ended at 7:10pm. Next meeting is set for June 24th at 6:30 pm at City Hall.

Presiding Officer _____

Recording Secretary _____

Vietta McKenzie