

Redevelopment Commission TIF

February 25, 2015

Call to Order Meeting called to order at 6:30 p.m. in the City Council Chambers by TIF Board President, Shannon McLeod.

Pledge of Allegiance

Prior to the roll call being conducted, attorney Christopher Stephens asked that the agenda be amended to include discussion regarding the finalization of paperwork on Parcel 9. Mrs. McLeod asked for a motion to amend the agenda per his request. Mr. Adam Wentzel made a motion and Mr. Darrell Polling seconded the motion. All ayes, motion carried and so ordered.

Roll Call

Present: Shannon McLeod, Rick Fayette, Adam Wentzel, Darrell Poling
Absent: Vietta McKenzie, David Weigel

The next order of business was to approve the minutes from the January, 2015 meeting. Darrell Poling made a motion to approve the minutes. A second was made by Adam Wentzel. All ayes, motion carried and so ordered.

Veterans Way Project - Phase I

Mark Klosterkamp was present to provide an update on the Veterans Way Project. Mr. Klosterkamp provided a detailed summary on the project line items completed to date. He indicated that progress on the project was slow due to the weather; yet, the contractor is ahead of schedule so no construction delays are anticipated.

Mr. Klosterkamp informed the Board regarding the change orders to date on the project all of which were minimal in scale; basically all just quantity adjustments. He indicated that those items would be formally typed up and presented for official approval at a future Board meeting. Mrs. McLeod asked that any field change order that was significant in scope / cost should be presented to the Board before a verbal approval was given to the contractor to initiate. Mr. Klosterkamp indicated that he did not see any issue which would arise that would result in a significant change; however, he noted her request.

Mr. Stephens indicated that all negotiations had been concluded on the acquisition of Parcel 9. He stated that the only item remaining was to schedule a closing and issues a check to the property owner for the previously agreed / approved amount. He asked that the Board give him permission to arrange the closing and process a check. Mrs. McLeod asked if there was anything to discuss further. The Board had no questions. She then asked for a motion to grant Mr. Stephens request. Darrell Polling made the motion, Adam Wentzel seconded the motion. All ayes, motion carried and so ordered.

Mr. Klosterkamp indicated that the Parcel 9 property owner was progressing nicely with vacating the premises and should definitely be completely moved by the March 31, 2015 deadline; thus causing no construction delays. Mr. Klosterkamp indicated that the Board should anticipate additional project costs

affiliated with the vacating of the septic tank and possible asbestos testing within the building prior to demolition. Mr. Klosterkamp indicated that he would apprise the Board once he had quotes to do such work.

Veterans Way Project - Phase II

Mr. Klosterkamp informed the Board that he was waiting on INDOT's official approval to allow us to enter into engineering agreements on the Phase II portion of the project. He said that he hoped to receive the approval in writing by the end of the week. In the event this occurs, the engineer agreement will be officially executed and survey crews would be on site by the first of March, 2015. The Board all agreed that this would be of great assistance with keeping the project moving forward as it relates to the acquisition of easements from the commercial property owners and utility coordination.

Project Management Plan

Mrs. McLeod asked Mr. Klosterkamp if the City had a plan as to who would be taking over for Gary Murray hence his resignation. Mr. Klosterkamp said he would continue to monitor the contractor's day to day activities and process the change orders / invoices. As for the issues regarding the need of a professional engineer, he indicated that the City was trying to work an arrangement with Mr. Murray to stay involved until such time as a new City Engineer could be hired.

Approval of Claims

Construction claims:	\$31,406.72
Regular claims:	\$104.00

A motion was made by Rick Fayette to pay the construction claims out of the general fund. A second was made by Adam Wentzel. All ayes, motions carried and so ordered. A motion was then made by Darrell Polling to pay the regular claims out of the general fund. A second was made by Adam Wentzel. All ayes, motion carried and so ordered.

Public Comment

Hershel Houck asked the Board if all land acquisition matters on the Phase I project had been resolved and if there were any more parcels to acquire. Mrs. McLeod indicated that all issues had been resolved and that there were no more parcels to acquire on the Phase I project.

Next Meeting

Next meeting is scheduled for March 25th, 2015 in City Hall at 6:30pm.

Adjournment

Motion to adjourn was made by Rick Fayette, with a second from Adam Wentzel. All ayes, motion carried and so ordered.

Signatures on next page.