

Redevelopment Commission TIF
April 22nd, 2015

Call to Order

Pledge of Allegiance

Roll Call

Present: Shannon McLeod, Rick Fayette, Adam Wentzel, Vietta McKenzie, David Weigel.

Absent: Darrell Poling

First order of business was to approve the minutes from the March 25th, meeting. A typo was noted and corrected. Rick Fayette made a motion to approve the corrected meeting minutes. Adam Wentzel seconded the motion. All ayes, motion carried and so ordered.

Veterans Way Project Update: Mark Klosterkemper gave the update. Stabilization west of Moscow Road is complete. First layer of asphalt should be down by Friday or Monday. The runabout will not be covered until curb work is complete. There is a geotechnical issue found after contractors were able to commence on to parcel 9 and do test digs. 2 options were given. Option 1 was to dig out 1200 foot length and stabilize. Option 2 was to do 2 lifts of stabilization right under the pavement which was found to be more involved. Another option was presented that they call Option 2B. This option is to take what we currently have, stabilize it, then we have a good platform in which to build then come in with 3 foot of fill that's required for stabilization before we pave. Option 2B is the option that works best, and most cost effective. There was monies appropriated for this type of work in the amount of \$62,000 that was not going to be used, so extra cost is not an issue and will also release some money to be used elsewhere. 2 geotechnical engineers agreed that option 2B would be a good option. Option 2B would cause no delays in time for the project and can be done immediately. They discovered an abandoned well within the roadway and this was taken care of by a contractor that the city uses on a regular basis. There is a septic tank underground that will need to be removed at the cost of about \$600.00, so the board was made aware that the change order will be forthcoming on that.

Rick Fayette made a motion to allow the city to do the work as proposed in Option 2B. Adam Wentzel seconded the motion. All ayes motion carried and so ordered. Ron May presented a display from an early study that a drive was to be added on the south side that did not make it in to the final plan. They also proposed another drive to be put into the plan. Vietta McKenzie voiced her concerns that a proper drawing was not brought in for the board to see and know exactly with no question the location of the drives. The decision needed to be made quickly, so that work that was currently being done in the area would not be torn up later to put that drive in at a later date. The drive however was discussed prior to Mr. Whitaker donating the property, and he realized that it did not make it into the final plan. This drive is said to make the parcel more appealing for future developers, which is the goal for the project. Rick Fayette made a motion to approve the additional drives, and Adam Wentzel seconded the motion. Further discussions took place. Shannon was concerned that this would so to speak open up a Pandora's Box in changes to the plans come phase II. Phase II will be an INDOT project and local changes made would come most likely without their funding. Mays stated that the other openings in the project he feels pretty good about. The motion passed with all ayes, motion carried and so ordered.

Phase II: Meetings with INDOT are being set up, and survey work has started.

Claims: Claims totaling \$2,777.50 were submitted for approval. A motion was made by Adam Wentzel to pay the claims, with a second from Rick Fayette. All ayes, motion carried and so ordered.

Next meeting is scheduled for May 27th, 2015 in City Hall. Shannon informed the board that she will not be present at that meeting.
Motion to adjourn was made by Vietta McKenzie, with a second from Adam Wentzel.

Presiding Officer _____

Secretary _____