

REDEVELOPMENT COMMISSION MEETING-TIF

July 21st, 2016 - Time: 6:30pm

Call to Order

David Weigel

Pledge of Allegiance

Roll Call

Present: David Weigel, Adam Wentzel, Darrell Poling, Ken Dornich, and Shannon McLeod

Absent: Vietta McKenzie

Approval of Minutes

First order of business was to approve the minutes from June 16, 2016 meeting. Minutes were approved as printed.

New Business

Phase II Veterans Way Update:

Mr. Mays gave the update. Ongoing is the environmental, land acquisition and design work. As for the environmental a noise analysis is currently being completed, but Mr. May indicated that he did not see this being an issue. Additionally, he explained that the consultant was working on the answering the issues associated with environmental justice. Basically, this involves determining how the project will impact the individuals living within the project area, especially those of low to moderate income. They have to make sure that these individuals have an opportunity to voice their concerns, as the road way will be constructed close to the existing apartment complexes. The need to conduct a public hearing may be needed, but Mr. May indicated that he would suggest we first send out a mailing explaining the project and the potential environmental impact it will have and see if enough people are concerned. If so, a public hearing would then follow. As it pertains to land acquisition, Mr. May indicated that he had heard we may run into a few issues with the apartment complex management as well. However, the consultants are currently working with the owners to negotiate options / alternatives. Design work is on target, and the only delays anticipated are contingent upon any environmental and / or acquisition issues.

Mr. Dornich asked if a weed barrier had been placed under the landscape in the monument circle during the Phase I project. Mr. May indicated that he thought some fabric was placed down but was not for sure and would have to get with Mr. Klosterkemper to confirm. Mr. Dornich and Mr. Wentzel were concerned that we may have paid for something that was not actually completed, as the weed situation seems to be a problem at the monument site. They asked that Mr. May look into it and if we needed to call the contractor back, we should. Otherwise, we needed to work with the City to figure out a better maintenance plan.

Marketing of Veteran's Way

Mr. Marc Coplon of the EDC was present to update the board about the site / property now being listed on the City/County website as well as linked to the State's development website. He then introduced a representative from American Structurepoint, Shawn Coffey, who specializes in the marketing to and developing sites on the private sector side. Mr. Coffey indicated that there were many ways to market the site to private developers. He suggested the following:

1. Put it on the local / state website – as has been completed;
2. Get the word out about the property by compiling a Request for Proposal (RFP), basically send a packet of information out to a list of private developers about the property and seeking their potential desire

- to possibly develop and market the site;
3. Teaming up with a commercial real estate broker to market the site; and
 4. Bring in local developers and see if they would be interested in developing / marketing a portion of the site to help catalyze more development.

Mr. Coffey indicated that his firm could assist with the development of the RFP and pass the information on to developers that they have established working relationships with in order to help get things moving.

Mr. Dornich asked how he would be compensated for doing such and Mr. Coffey indicated that there would be no expense affiliated with making the introduction of the property to the developers. He said, in turn, if any of the developers were interested in pursuing developing the property, they in turn would hire American Structurepoint to do the engineering design / layout and that is how they would be compensated. As for the commercial real estate brokers, their compensation would come when the property was sold.

Mr. Weigel thanked both gentlemen for attending and indicated we would discuss the options in more detail and consider moving on with all or at least a portion.

Request for Greensburg Schools

Mr. Tom Hunter, Greensburg School Superintendent, was present to address the board regarding the request made by the school to provide \$150,000 per year of EDIT funds over the next 3 years (*\$450,000 total*) to help off-set budget cuts as a result of the circuit breaker. Mr. Hunter indicated that the money would help to keep successful programs such as HIRE (*vocational school for the advanced manufacture employees in the area*), and other technological programs that are directly linked to the workforce maintained and operational. There was a brief discussion regarding the request by the board members. Mr. Weigel asked the Redevelopment Commission attorney, Chris Tebbe, if the EDIT funds could be used to cover such a request. Mr. Tebbe indicated that approximately 15% of the overall budget could be used for school/vocational related request. Mr. Tebbe indicated that he would have to look into the legalities of doing such, more than likely the EDIT plan would need to be updated and a resolution passed. Mr. Weigel asked that we check into this in to see what exactly would need to take place, as well as evaluate our cash flow circumstances, to determine if the board could even honor the request in portion or full.

Claims

Claims were submitted in the amount of \$8,560.00. Adam Wentzel made a motion to approve the claims, and was seconded by Ken Dornich. All ayes, motion carried and so ordered.

It was also noted that a loan payment in the amount of \$242,331.23 was made to MainSource on the principal / interest affiliated with the Phase I project.

Next Meeting Date

The next meeting will be Thursday, August 18th, at 6:30 pm in City Hall.

Adjourn

With no further business Darrell Poling made a motion to adjourn. Adam Wentzel seconded the motion.

Approval / Signage on Next Page:

Presiding Officer

David J Weigel

Ken Dammal

Adam Wilt

Secretary

Sharon Michel (ex-off)

REDEVELOPMENT COMMISSION MEETING-TIF

August 18th, 2016

Time: 6:30pm

Call to Order

Pledge of Allegiance

Roll Call:

Present: David Weigel, Ken Dornich, Vietta McKenzie, Shannon McLeod, Chris Tebbe

Absent: Darrell Poling, Adam Wentzel

First order of business was too approved the minutes from the July 21st meeting.

No corrections or additions were needed, so minutes stand approved as printed.

Phase II Veterans Way Update: Mr. Ron May gave the update. Noise analysis is complete. It will be submitted to INDOT. Mr. May doesn't seem to think there will be any issues with that. It was discussed that a walk way will be needed from where the sidewalk ends close to Taco Bell and extends to the pedestrian phase at 3 and Veterans way. This will be added to the design of the project. At this point a public hearing will be offered, but that doesn't mean it will take place. Although INDOT may insist that one is held. If very few individuals are interested in the public hearing then those individuals can be met with individually.

The environmental documents should be available in a matter of weeks.

Right of way acquisitions could begin once the documents are received.

Claims: 1 claim from American Structure Point was submitted in the amount of \$1,501.18.

Ken Dornich made a motion to pay the claim from the 802 account. Vietta McKenzie seconded the motion. All ayes, motion carried and so ordered.

Next meeting is scheduled for Thursday September 15th, in City Hall

With nothing further on the agenda Ken Dornich made a motion to adjourn. Vietta McKenzie seconded the motion.

Presiding Officer David J Weigel

Ken Dornich

Secretary Vietta McKenzie