

REDEVELOPMENT COMMISSION MEETING – TIF
AUGUST 27, 2008
TIME: 6:30 P.M.

PRESENT:

CITY: Doug Fry, Darrell Poling, Lowell Rethlake, Jim Saler

Minutes of the 07/30/08 meeting were approved, motion by Lowell Rethlake and seconded by Darrell Poling. All ayes. So passed.

Jim Saler clarified that he is formally resigning as the secretary of the TIF board. **Darrell Poling made a motion to nominate a new slate of officers for the TIF board. He nominated Doug Fry as president, Lowell Rethlake as vice president and himself as secretary. Darrell's motion was seconded by Jim Saler. All ayes. So Passed.**

Doug Fry reported that our current cash position is \$ 705,582.98 in checking. He also presented a list of bills totaling \$ 34,922.00 for HNTB, \$ 115.00 for the auditor/ recorder, and \$ 82,725.00 for land acquisitions to be paid. Doug noted that our total funds balance will be \$ 587,935.98 after the current bills are paid. **Motion by Jim Saler, seconded by Darrell Poling to pay HNTB. All Ayes.**

Motion by Lowell Rethlake, seconded by Darrell Poling to pay Land Acquisitions and recording fees. Ayes Lowell Rethlake, Darrell Poling, and Doug Fry. Nay Jim Saler. Motion passed.

Christina Colon and Darren Burkhardt of HNTB gave an update of the Lincoln Street project. They explained that 51 of 69 ROW acquisitions have been made. Darren commented that the ROW needed to be cleared by October 1 and it does not appear possible. He indicated that he believes we will be able to let the project for bid during the first quarter of 2009. Lowell inquired are we down to the property owners that are giving us problems or have we just not gotten to them yet. Christina responded that the current status is a combination of both and that ultimately it is anticipated that only about 5 ROW's will need to be taken by eminent domain. Jim inquired have we had to pay any premiums over the appraised value for any of the 51 ROW's that have been purchased. Christina responded no. Jim asked a follow up question: Whose decision is it regarding future potential premium prices and/ or the decision to proceed

with eminent domain acquisition procedures... the mayor, the council, or does it come back to the TIF board? Christina responded that the TIF board will be involved in the decision to make those acquisitions.

Christina delivered a final Freeland Road Corridor Plan dated August, 2008. She explained that there will be a final bill for that plan at next month's meeting.

Doug asked if there were any comments from the public pertaining to the next agenda item, which is a resolution authorizing execution of a proposed lease for the Lincoln Street project, or any other matters on the agenda. Business/ and property owner Mr. Charles Shirk was the only one that stepped forward and commented that he has been coming to the TIF meetings for three years. He stated that the original plan was to spend TIF money without borrowing. He said just like in his business, leasing is just another way of making an installment loan purchase. He commented that it appears to him that HNTB simply designed the project to be as expensive as possible to justify their exorbitant professional fees. Mr. Shirk indicated that he has owned property on North Lincoln Street for 57 years and he is of the opinion that we simply do not need an elaborate three catch basin storm drainage system. He questioned why a an expensive 24 inch storm sewer was included in the design. He stated that it is his opinion that the design is poor, poor, poor and he believes HNTB should be dismissed.

Mr. Shirk went on to say that the lengthy Lincoln Street project is going to hurt a lot of businesses. He offered each TIF board member a \$ 10.00 bill and suggested they use it to buy gas to drive up to Milroy to see what that extensive project has done to the Main Street business interruption so we can understand what the construction area will be like during construction. Charlie's concluding comment is that he has not been given any details regarding the project specifics. There were no rebuttal comments to Mr. Shirks remarks, and Doug thanked him for his participation.

Attorney Rick Hall of Barnes & Thornburg presented resolution 4-2008: RESOLUTION OF THE CITY OF GREENSBURG REDEVELOPMENT COMMISSION AUTHORIZING THE EXECUTION OF A LEASE BETWEEN THE CITY OF GREENSBURG REDEVELOPMENT AUTHORITY AND THE CITY OF GREENSBURG, REDEVELOPMENT COMMISSION AND RELATED MATTERS. Rick explained that by passing the resolution we are approving execution of the lease, and we will wait for bond issue until we have bids in hand. Doug inquired: Due to ROW acquisition delays we may run out of money before bonds are issued. Rick responded that he will work with John Julien, of H.J. Umbaugh & Associates, and HNTB to schedule "bond anticipation warrant" draw downs until the bonds are issued. **Motion by**

Lowell Rethlake, seconded by Doug Fry to approve resolution 4-2008. Ayes Lowell Rethlake, Darrell Poling, and Doug Fry. Nay Jim Saler. Motion passed.

Attorney Matt Bailey advised that with counsel from Barnes & Thornburg it has been determined that moving forward with ROW offers to property owners with known, or suspected, environmental issues is manageable. Jim inquired that he recalled that Matt had previously indicated that it would be best, due to potential liability issues, to acquire such property ROW's by way of eminent domain. Matt explained that offers to purchase will be worded according to the eminent domain statute and after thirty days if the offer is not accepted then the eminent domain process commences. He clarified that by carefully working with the purchase offers it is basically the same if the properties are acquired by eminent domain, or by threat of eminent domain.

Matt and Christina stated that if an offer is not accepted within thirty days then the decision comes back to TIF for eminent domain process approval. They indicated that they only anticipate the need for approximately five eminent domain acquisitions. Jim stated that he is not in favor of the process for this project. Lowell stated that he did not want to aggravate people. **Motion by Lowell Rethlake, seconded by Darrell Poling to proceed with making the offers to the owners of the environment issue properties. Ayes Lowell Rethlake, Darrell Poling, and Doug Fry. Nay Jim Saler, Motion passed.**

The next meeting was set for Wednesday, September 24 at 6:30 P.M.

Meeting adjourned at 7:30 P.M.

PRESIDING OFFICER:

Secretary