

REDEVELOPMENT COMMISSION MEETING-TIF

June 29<sup>th</sup>, 2011

Time: 6:30pm

**Meeting called to order.**

**Pledge of allegiance recited.**

**Roll Call:** Ken Dornich, Doug Fry, John Schmalenberg, Darrell Poling, Lowell Rethlake, and Tim Coriden

First order of business was to approve the minutes from the April 27<sup>th</sup> meeting. A motion was made by Doug Fry and seconded by Lowell Rethlake to approve the minutes as printed. All ayes, motion carried.

The May meeting did not take place due to the Tornado that came through the city.

**Lincoln Street Update:** Gary Murray gave the update on the Lincoln Street Project. All the storm sewer work is complete. Asphalt on the east side should start going in tomorrow. The final layers of asphalt will also go on the North end. He stated we should see a lot of progress in a very short time. The roadway should be complete by the 2<sup>nd</sup> to 3<sup>rd</sup> week in August. The landscaping for the project will continue into possibly October. There have been some drainage issues past the easements on the project. The parking lot at Dr. Nahmias's office was a major concern. An estimate of \$12,000 was received to remedy the problem. This will be turned into INDOT as a change order but there is no guarantee they will pay for the change. The board was made aware that they may be required to pay the full cost. A motion was made not to exceed \$20,000 on the cost of this repair. The motion was made by Lowell Rethlake, and seconded by Darrell Poling. All ayes, motion carried. Murray also stated that \$220,000 in change orders have occurred as the project has progressed due to unseen problems they have encountered. These charges have been accepted by INDOT. Darrell Poling suggested that if any other major problems occur to notify the board promptly so as not to cause delay in the project.

Mr. Murray brought up the Freeland Road extension project stating the application for funding will be due in October. He wanted permission to submit the application. He also gave the board members information on the proposed Tax Increment Project the board requested from the last meeting. Mayor Gary Herbert was not able to make the meeting sending his regret and letting the board know that he is for the project. Discussions were then turned toward the different options of the project and the phases that it could be done in. Doug Fry felt he didn't really feel educated enough on the whole idea to make any kind of commitment. He was not ready to allow a submission of the application and wants to discuss the project in length prior to September. Tim Coriden the City Attorney expressed that it may be beneficial to involve others in this decision. He recommended getting Umbaugh, and the new Economic development Director involved. The planning committee that came up with the plan should also attend.

**Financials:** A motion was made by Darrell Poling and seconded by Lowell Rethlake to approve the following claims to be paid out of TIF fund. All ayes, motion carried.

Vietta McKenzie- \$50.00  
Umbaugh & Associates - \$2050.00  
Street Smart - \$500.00  
INDOT - \$44,820.00  
The TIF balance to date- \$895,544.78

A motion was made by Lowell Rethlake and seconded by Doug Fry to approve the following claims to be paid out of the Construction fund. All ayes, motion carried.

R.W. Armstrong- \$37,477.50 for invoice #19

R.W. Armstrong- \$29,787.90 for invoice #20

Construction balance to date- \$772,719.11

Indiana statutes require the Redevelopment Commission to provide notification to the County Auditor, the Council, and all affected taxing units each year of any excess captured assessed value that will be passed through by July 15 of each year. A motion was made by Darrell Poling and seconded by John Schmalenberg to send the letter of notification letting each know that there are no excess funds being carried over. All ayes, motion carried.

**New Business: None**

**Questions and Comments: None**

Next meeting is scheduled for 6:30pm July 27<sup>th</sup>, at City Hall.

With no further business or comments and motion to adjourn was made by Darrell Poling

Presiding Officer \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Secretary \_\_\_\_\_