

REDEVELOPMENT COMMISSION MEETING-TIF

October 29th 2008

TIME: 6:30pm

PRESENT: Doug Fry, John Schmalenberg, Ken Dornich, Lowell Rethlake, Darrell Poling, David Weigel

First order of business was to approve the October 8th, 2008 minutes.

Motion was made by Ken Dornich, and seconded by John Schmalenberg to approve the minutes as printed.

Financial: Motion was made by Darrell Poling and seconded by Lowell Rethlake to pay Attorney Matt Bailey in the amount of \$2,887.50. All ayes, motion carried.

Motion was made by John Schmalenberg and seconded by Ken Dornich to pay HNTB in the amount of \$27,531.60. All ayes, motion carried.

Motion was made by Darrell Poling and seconded by Lowell Rethlake to pay Barnes and Thornburg in the amount of \$34,688.00. All ayes, motion carried.

Motion was made by Lowell Rethlake and seconded by Darrell Poling to pay Vietta McKenzie for recording of the minutes in the amount of \$50.00. All ayes, motion carried.

Motion was made by Darrell Poling and seconded by John Schmalenberg to pay Land Acquisitions in the amount of \$78,700.00 to parcels #22, #1, and #73. All ayes, motion carried.

House Bill 1001 requires that a school board member be an advisory member to any TIF board. Mayor Gary Herbert swore in Mr. David Weigel to be that member.

HNTB Report: Christine Colon presented the report. A revised construction cost sheet was submitted. The cost sheet was sent to INDOT and Umbaugh as well on Oct. 7th, 2008. She reported that 56 parcels were secured, and 13 unsecured. She anticipated another 7 parcels to move fairly quickly. Parcels 4, 6, 25, 72, 11, 20, 54 are hoping to be secured by next meeting.

Doug asked about being on schedule. Christine stated that if we could have the right-of-way clear by Feb. 2009 that would put us on a May 6, 2009 letting, which is 2 months later than planned.

After letting, if utilities have not relocated, they will have to have time to do that. Duke power polls will need to be relocated. The utilities are allotted 120 days to make the necessary relocations of utilities. The board expressed some concern over having to wait for the letting and then having utilities take up to 120 days. Christine stated that utilities could possibly start after the right-of-way had been cleared for those areas of interest.

Christine stated that we need 13 good months of construction. The good months are March through November. The longer it takes to secure parcels the longer it takes to get the project under way. Example given was a start date of June 2009. You would have 6 good months, then start back up in March 2010 and complete the project Sept.2010. She also stated that some parcels may not be secured as late as December 2009.

Christine reported that several meetings had taken place with Vectren regarding the placement of the gas lines. It appears they have finally proposed some revisions that were agreed upon. Meetings with ETC also took place and their plan for relocation is expected to be submitted within the next week.

Christine notified the board that a soil boring had been recommended near the southern drive of the hospital. This is to help identify soil conditions, water table level, bedrock, etc. This is to ensure that no problems arise when installing the new storm sewer. The cost of the boring would be an additional \$10,000.

A motion was made by Lowell Rethlake and seconded by Ken Dornich to spend the extra \$10,000 to have the soil testing done. All ayes, motion carried.

Unfinished Business: NONE

New Business: A motion was made by Lowell Rethlake and seconded by Ken Dornich to introduce resolution 2008-6 authorizing condemnation on parcel 59. All ayes, motion carried.

A motion was made by Ken Dornich and seconded by John Schmalenberg to introduce resolution 2008-7 authorizing condemnation on parcel 26, in the event they do not accept by the November 4th deadline. All ayes, motion carried.

Public Comments: Ross Davis asked the board how you find out what parcel number goes with which property. The answer was the mayor has a list.

Bill Wenning had questions concerning the soil boring. He wanted to know if we could use the hospital's test results that were taken when renovations for the hospital were taking place to save money. Christine stated that this test would need to be 35 plus feet and didn't think the hospital went that deep when they tested.

John Schmalenberg thanked Bill Wenning for his concern on trying to save money.

Christine will keep the board closely posted on the right -of -ways still yet to be secured.

Next Meeting: The next meeting is set for Tuesday, November 25th at 6:30 with an option to call an extra meeting if needed.

Motion to adjourn the meeting was made by Darrell Poling and seconded by Lowell Rethlake.

PRESIDING OFFICER _____

Secretary _____