

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, September 21, 2017
4:00 PM
Town Council Chambers

Members Present:

Ted Johnson
Matt Anderson
Brad Bookout
Jason Brooks
Heather Taylor

Members Absent:

Others Present:

Pete Olson
Todd Blevins
Courtney Zaugg, Veridus
Tim Jensen, Veridus
Barb Turner, Petitioner
Erin Hurley
Members of the Public

Jason Brooks called the meeting to order at 4:04 pm. Ted Johnson, Matt Anderson, Brad Bookout, Heather Taylor, and Jason Brooks were present. Matt Anderson moved to approve the minutes from the August 21, 2017 meeting. Second by Brad Bookout. Matt Anderson, Brad Bookout, and Jason Brooks voted aye. Heather Taylor abstained.

Election of Officers:

Pete Olson announced that Keith Gary has resigned from the Redevelopment Commission because his firm may be working on the downtown redevelopment and Keith felt it might be a conflict. Patti Decker also resigned for personal reasons. Heather Taylor has been appointed by Town Council President Rich Lee and another replacement should be in place soon. New officers need to be elected because Keith Gary was VP and Patti Decker was Secretary. Brad Bookout made a motion to elect Jason Brooks as President, Matt Anderson as Vice President, and Brad Bookout as Secretary. Matt Anderson seconded the motion. All members present voted aye. Motion carried 4-0.

Old Business:

Façade Grant Application-Turner

Pete Olson presented a Façade Grant application from Barb Turner for improvements that have been made to the Hideout Restaurant located at 9110 W. Smith Street. She is asking for reimbursement after the fact. Work that has been done to the building includes painting the front, replacing upstairs windows, and installing a new awning. Mrs. Turner stated that she would still like to replace the trim on the downstairs windows and replace the sign. She brought receipts for the work that has been done.

Brad Bookout stated that he wished the Redevelopment Commission had had some input into colors and design like we had for other applicants, but would like to still fund a percentage. It should be a smaller percentage due to the retroactive application. Pete Olson stated that the Redevelopment Commission can change the Façade Grant program to recognize retroactive projects if they would like to. Matt Anderson made a motion to amend the Façade Grant program to award up to 25% of the cost of improvements for retroactive projects. Brad Bookout seconded the motion. All members present voted aye. Motion carried 4-0.

Barb Turner's application was tabled. She will bring a quote and rendering for a new sign to the next meeting on October 19, 2017.

New Business:

Updates on Downtown

Courtney Zaugg distributed a handout that will be used as promotional material for the Town when meeting with entrepreneurs. Veridus is also working on the marketing content for the Town's website and should have that completed by November.

Tim Jensen gave a marketing update. Veridus will be holding roundtable discussions with local and regional brokers and developers regarding opportunities in Yorktown in general, not just downtown. Two companies have expressed interest in the downtown area. One of those is a developer who has been hired by the other company to do some design work and cost estimates. At the last Town Council meeting, the council approved approximately \$200,000 for Context and BF&S to begin the next stage of design work. Context will be developing the next step of the plan which is a more detailed design. BF&S will be working on a survey of the right of way, the topography of the lots the Town already owns, and a utility study including estimates to drop the electric lines to underground. Drafts will be available at the Redevelopment Commission meeting set for November 16, 2017 and the deadline for completion is November 22, 2017. The Town Council also approved a contract with Context to review the current zoning code to make sure it will allow for the vision of the plan. Any changes will need to be adopted by the Town Council. There will most likely be an overlay district established in addition to the current zoning code. Context has also been retained on an hourly basis to run "test fits" for any potential buildings constructed in the downtown area. Veridus will continue to drive the project. Construction documents are necessary to develop budget pricing and estimates. Umbaugh will be working on funding options and capacity. All members of the Town Council are in agreement at this point which is helping to move the project forward.

Public Comment:

Sunshine Ertle, 9408 W. Canal:

She asked for and received the names of the members of the Redevelopment Commission. She feels that she and her husband aren't being heard and they don't want to move. She was interested in selling her rental properties, but not if the town is going to use eminent domain. Matt Anderson responded that there is no desire to use eminent domain, but there is a desire to redevelop downtown to keep the town vibrant, prosperous, and inviting. If conflicts arise eminent domain may be necessary, but it is a last resort. Tim Jensen added that we want to work together and look for middle ground. Brad Bookout also stated that the Town Council is the only body that can use eminent domain. The Redevelopment Commission and the Town Manager do not have that power. Mrs. Ertle then questioned why the focus was not on a grocery store and SR 32. Matt Anderson responded that the Redevelopment Commission would love to have a grocery store in town but cannot compel a business to come to Yorktown.

Bruce McFarland, 9414 W. Canal:

He stated that he has a problem with the timing of the public meeting and questions why the timing of the project has moved up. Originally the timing was 8-10 years from now and their house was not included. He feels that SR32 should be the focus of the redevelopment and questions the process to determine the value of houses. He does not feel that using appraised values is fair but did not specify what he thought would be fair. Tim Jensen responded that Indiana state statute dictates how a redevelopment commission can buy property and the statute limits what a town council can pay to the fair market value as determined by the average of two appraisals. The process is laid out in the handout that was given to owners at individual meetings. The Redevelopment Commission cannot initiate eminent domain; only elected official, not appointed officials, can do that.

Vicki Craig, 11290 W. River Road:

She asked why the old Marsh warehouse was not being considered for a business and thinks that the focus should be on SR32 and the Ross property. Brad Bookout responded that he has been showing the Marsh warehouse to potential buyers but it is a hard property to develop. The roof is in bad shape. He added that he met this week with an investment firm which deals with distressed properties.

Teresa Bell, 9405 W. Smith Street:


She stated that we do not need vacant buildings downtown. Owners should either use a building or let it go.

Tim Jensen stated that the two biggest assets in Yorktown are the school system and Morrow's Meadow. In order to make downtown more attractive we need to tie into those assets and bring people off of SR32 instead of just flying by. Jason Brooks added that we all want downtown to be better and hopefully we will all benefit. Part of that is for Smith Street to look better too.

The next Redevelopment Commission meeting will be October 19, 2017 at 4:00 pm in the Town Council Chambers.

Meeting adjourned at 5:40 pm.


Secretary


President