

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Thursday, April 19, 2018**  
**4:00 PM**  
**Town Council Chambers**

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**Members Present:**

Ted Johnson  
Matt Anderson  
Jason Brooks  
Erin Hill

**Members Absent:**

Brad Bookout  
Heather Taylor

**Others Present:**

Pete Olson  
Erin Hurley  
Tim Jensen  
Bruce McFarland

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Matt Anderson called the meeting to order at 4:18 pm. Matt Anderson, Jason Brooks, Ted Johnson, and Erin Hill were present. Brad Bookout and Heather Taylor were absent. Jason Brooks moved to approve the minutes from the March 15, 2018 meeting. Second by Erin Hill. All members present voted Aye. Jason Brooks moved to approve the minutes from the March 15, 2018 Executive Session. Second by Erin Hill. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Town Hall Design

Pete Olson gave an update on the new Town Hall design. Context is working on architectural review and is now to the construction document stage. Construction should begin about July 2, 2018.

Zoning Update

The zoning update is 75% completed. When finished it will go to the Planning Commission and then to the Town Council for final approval. This should happen within the next few months. A base downtown district will replace the Historical Mixed Use district. There will be a maximum building height limit along the Buck Creek and there will be a buffer along the High Street residential area. An Architectural Review Board will be appointed to act as the Zoning Administrator for downtown. That board will consist of one member from the Redevelopment Commission, one member of the Town Council, one member of the Planning Commission, and two At-Large members appointed by the Town Council.

Environmental Approval

The Phase I environmental has been completed for the block from Vine to Plum and SR32 to Canal Street. This included visual observation and historical data which revealed that underground tanks are or were buried in that area. Acuity Environmental Solutions submitted a proposal for a Right of Way Phase II investigation. This would include soil borings in the right of way on three sides of the property to determine if contamination is migrating off site. If contamination is found, the property owner would be responsible for environmental clean-up, but may have liability insurance which could pay for the remediation. If there is a positive test for known contaminants the Town would be required to report that information to IDEM.

Jason Brooks moved to approve the proposal from Acuity Environmental Solutions for the Phase II investigation in an amount not to exceed \$19,320. Second by Erin Hill. All members present voted Aye.

### Project A

We are working on an economic development agreement with Project A. Our proposal is now with their attorneys for review.

### Proposed Project B

Tim Jensen gave a presentation of a proposal from Ironmen Properties of Lafayette, Indiana for a multi-family housing unit. The company develops apartment buildings in small municipalities. These are market rate apartments and are not low income housing. Their proposal is for a 4 story building with 65 units. In other areas their tenants typically have no children and are a mix of young single adults and older adults that no longer want the maintenance of a home. Veridus would like consent from the Redevelopment Commission to pursue this or similar projects. Jason Brooks asked if this project would hinge on the long term success of Project A. Tim Jensen responded that Project B only needs the parking structure spaces from Project A.

### **Public Comments:**

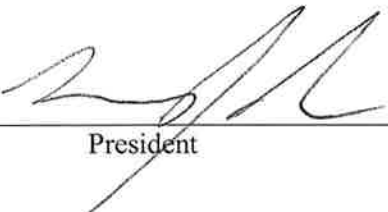
Bruce McFarland, 9414 W. Canal Street:

Mr. McFarland distributed a handout regarding the design and bridge location of the Canal Street project as well as a proposal for burying utility lines along McGalliard Road.

Matt Anderson responded that the Redevelopment Commission has approved the existing plan for Canal Street and will not be making changes to it. They are also focusing on only that project for now.

Meeting adjourned at 5:06 pm.

The next regular Redevelopment Commission meeting is May 17, 2018 at 4:00 pm.

  
Secretary  
President