

REDEVELOPMENT COMMISSION
Regular Meeting
Monday, August 21, 2017
4:00 PM
Town Council Chambers

Members Present:

Ted Johnson
Matt Anderson
Keith Gary
Jason Brooks
Patti Decker

Members Absent:

Brad Bookout

Others Present:

Pete Olson
Todd Blevins
Courtney Zaugg, Veridus
Dan Kreidl
Rich Lee
Steve Cooper
Michael Burke
Erin Hurley

Jason Brooks called the meeting to order at 4:03 pm. Ted Johnson, Matt Anderson, Jason Brooks, and Keith Gary were present. Patti Decker arrived at 4:28 pm. Brad Bookout was absent. Keith Gary moved to approve the minutes from the July 20, 2017 meeting. Second by Matt Anderson. All members present voted aye.

Old Business:

Façade Grant Application-Kreidl

Dan Kriegl submitted an invoice from Bechtel Painting for reimbursement from Façade Grant funds. He received approval from the Redevelopment Commission on May 18, 2017 for reimbursement at 50% rate for up to \$10,700 in grant funds for improvements to the apartments at 9124 W. Smith Street. This request is for \$9400. More invoices will be coming for lighting and mail boxes. Mr. Kriegl stated that Bechtel Painting did a good job; he just had to wait a little while for them. Commission members commented on how nice the building now looks.

Keith Gary made a motion to pay \$9400 toward the Bechtel Painting invoice. Second by Matt Anderson. All members present voted aye. Motion passed 4-0.

New Business:

Façade Grant Application-Turner

Pete Olson presented a Façade Grant application from Barb Turner for improvements that have been made to the restaurant located at 9110 W. Smith Street. She is asking for reimbursement after the fact. The work has been done to the building but she did not ask for grant approval prior, so the Redevelopment Commission had no input. Keith Gary stated that he would have liked to help her with the appearance, including adding windows to open up the face of the restaurant. The improvements made were needed maintenance items. There was a discussion about asking her to attend the next Redevelopment Commission meeting and to bring her receipts for the improvements she made. The application was tabled.

There was a discussion about other building improvements made in the downtown area and which owners had utilized façade grants.

Veridus Update

Courtney Zaugg stated that Veridus is currently preparing marketing materials including a webpage link for the Town's website. Pete Olson distributed an Economic Development Process Flowchart and a Redevelopment Blueprint with a list of upcoming tasks along with the assigned responsibility for those tasks and completion dates. He has been talking with downtown prospects and is sending out letters to Tier 1 and Tier 2 owners this week. He is scheduling meetings with those owners for August 29 and August 31. Most downtown owners are already aware of the project because they were involved in the meetings last December. There is a meeting with our legal and financial advisors scheduled for August 25 and proposals on the utility work will be distributed at the next Redevelopment Commission meeting.

Jason Brooks asked about funding for the project. Pete Olson responded that we have an annual request for EDIT funds, we will be talking with Umbaugh about funding sources, we will be contacting Delaware County Commissioners regarding more EDIT money, and there are a few new business that are already coming into the TIF district which will generate income that we will be able to bond against. There is also a park component to the project which the Town Council will have to handle. Town Council President Rich Lee added that the council will be working with Umbaugh and will explore a further partnership with the Delaware County Redevelopment Commission.


Jason Brooks stated that he would like more interaction with the Town Council. He is unclear about what else the Redevelopment Commission can do without the council's involvement.

Pete Olson discussed the Economic Development Process flowchart which was prepared by Veridus. This is to assist a potential business or developer coming in to know what turnaround time to expect. A realistic timeline is 180 days for a project deal to close. Rich Lee added that this flowchart will assist us in getting structured processes and procedures in place. There was a discussion about prospects we are currently working with, if our timeline is acceptable to them, and if we can deliver what they need.

The next Redevelopment Commission meeting will be September 21, 2017 at 4:00 pm in the Town Council Chambers.

Meeting adjourned at 4:45 pm.


Secretary


President