

REDEVELOPMENT COMMISSION
Regular Meeting
Tuesday, February 20, 2018
4:00 PM
Town Council Chambers

Members Present:	Members Absent:	Others Present:
Heather Taylor Matt Anderson Ted Johnson Erin Hill	Brad Bookout Jason Brooks	Pete Olson Maura Hoff Tim Jensen Erin Hurley Michael Burke Rick Glaub Rich Lee Bruce McFarland Mr. & Mrs. Puckett

Matt Anderson called the meeting to order at 4:00 pm. Matt Anderson, Ted Johnson, Heather Taylor, and Erin Hill were present. Brad Bookout and Jason Brooks were absent. Heather Taylor moved to approve the minutes from the January 18, 2018 meeting. Second by Erin Hill. All members present voted aye.

Old Business:

There was no old business.

New Business:

Purchase property at 9300 W. Canal Street

Pete Olson announced that the Redevelopment Commission has received a counter offer from Mr. Rodgers for the property located at 9300 W. Canal Street. The average of the two appraisals is \$92,800.00 which was the original offer. The counteroffer is a purchase price \$95,000 plus pay the 2017 property taxes due in 2018. Maura Hoff drafted Resolution 2018-01 which accepts this counteroffer.

Motion to accept the counteroffer and approve Resolution 2018-01 was made by Heather Taylor. Seconded by Erin Hill. All members present voted Aye.

A Phase 1 environmental review will be ordered for the property.

Property Acquisition Update

Pete Olson stated that purchase offers have been sent to the following property owners: Ertle's, Ross's, Puckett's, Martin's, and Rodgers'.

Downtown Plans and Zoning Update

Proposals are being received by Veridus for engineering costs and the Redevelopment Commission may need to schedule a special meeting to review those. The project should be ready to go out for bid in August, 2018. There will be two separate plans: one for the bridge and another for the public right-of-way and public spaces which will include utility relocation, sidewalks, and parks. An architectural review committee will be appointed and will include members from the Redevelopment Commission, Town Council, and the public. This committee will also review the plans for the new Town Hall.

Public Comments:

Jerry Puckett, 9314 W. Canal Street:

Mr. Puckett asked if there was any way that they project would not go and what the timeframe would be.

Matt Anderson responded that the plans are moving forward but that it will be September or October before construction would start. The timing of a move can be negotiated with the offer to purchase.

Bruce McFarland, 9414 W. Canal Street:

Mr. McFarland stated that he feels town residents would not be in favor of the project if they knew people would have to move. He thinks resettlement costs should be included in the offers and asked why the offers are not for the higher of the two appraisals.

Matt Anderson responded that there are some tough situations involved and that we are attempting to accommodate home owners. Ted Johnson added that all the residents he has spoken to want a revitalized downtown. Pete Olson referred Mr. McFarland to Indiana Code 32-24 and 36-7-14 which dictate the process of making offers for the properties. Rick Glaub and Rich Lee both stated that they wish things could be handled differently and Heather Taylor agreed that the process is very difficult for those who might be displaced.

Meeting adjourned at 4:26 pm.

The next regular Redevelopment Commission meeting is March 15, 2018 at 4:00 pm.

Secretary



President