

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Thursday, May 12, 2022**  
**4:00 PM**  
**Town Hall**

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<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Heather Taylor	Ted Johnson	Pete Olson
Teresa Belt	Rob Keisling	Erin Hurley
Steve Moore		Emma Adlam, Baker Tilly
Jeff Tingler		Sam Schrader, Baker Tilly
		Lon Fox
		Nanci Perry

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Vice President Jeff Tingler called the meeting to order at 4:00 pm.

Members present were: Heather Taylor, Teresa Belt, Jeff Tingler, and Steve Moore. Rob Keisling and Ted Johnson were absent.

The minutes of the March 10, 2022 meeting were distributed and reviewed. Heather Taylor made a motion to approve the minutes as presented. Second by Steve Moore. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

TIF Annual Report:

Town Manager Pete Olson introduced Sam Schrader of Baker Tilly who presented the TIF Management Report. This is an annual requirement. The overlapping taxing units were invited to attend the meeting but none were in attendance.

After the presentation from Baker Tilly, Steve Moore moved to report to the overlapping tax units that there is no excess valuation to pass through and directed Baker Tilly to send letters to those units to that effect. Teresa Belt seconded the motion. All members present voted Aye.

Heather Taylor moved to acknowledge receipt of the April 15th DLGF report. Steve Moore seconded the motion. All members present voted Aye.

Façade Grant Applications:

Pete Olson presented an application from Bryan Schuck, owner of Battery Express located at 9001 W. Smith Street. Mr. Schuck is requesting a grant to assist with the cost of repainting the entire building. He presented two estimates. Because there is such a large difference in the cost

estimates Steve Moore made a motion to table the application and request for clarification and better detail on the lower estimate. Heather Taylor seconded the motion. All members present voted Aye.

Pete Olson presented an application from Amy Spangler, owner of Mr. Mouse located at 9101 W. Smith Street. Ms. Spangler is requesting the maximum grant amount of \$40,000 for full façade improvements including windows, doors, masonry retouching, and outdoor painting. The total cost of the project is \$109,065. She has paid \$16,000 as a deposit to get the exterior steel doors ordered. S.A. Boyce Corp. is doing the work. Steve Moore made a motion to approve the request of \$40,000 subject to approval from the Architectural Review Board because the project lies within the Downtown Overlay District. Heather Taylor seconded the motion. All members present voted Aye.

#### ARPA Façade Grant Expansion

Pete Olson announced that the Town Council would like to expand the existing façade grant program as an incentive to new business. Due to rising equipment cost the idea is to expand the grant with \$500,000 of ARPA funds for business buildout and equipment. He expects the town will receive the funds within the next 60 days. Copies of the existing program, grant funds expended since 2014, and the grant program from Seymour, Indiana were distributed.

Town Council President Lon Fox added that the council is putting \$500,000 into economic development and would like a lot of touch points. It is important for due diligence to make sure any projects are important to the applicant before dedicating funds.

Heather Taylor, Steve Moore, and Lon Fox will form a committee to review the façade grant program.

There was no public comment.

Meeting adjourned at 5:24 pm.

The next regular Redevelopment Commission meeting will be June 9, 2022 at 4:00 pm.

  
Secretary

  
President