

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Thursday, December 10, 2020**  
**4:00 PM**  
**Town Hall**

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<b>Members Present:</b> Jason Brooks Rob Keisling Steve Moore Teresa Belt Ted Johnson	<b>Members Absent:</b> Heather Taylor	<b>Others Present:</b> Pete Olson Maura Hoff, Defur Voran Jim Rawlinson, Veridus Shelby Bowen, Rebar Erin Hurley
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President Jason Brooks called the meeting to order at 4:05 pm.

Members present were: Jason Brooks, Steve Moore, Teresa Belt, Rob Keisling, and Ted Johnson. Heather Taylor was absent.

The minutes of the November 12, 2020 meeting were distributed and reviewed. Steve Moore made a motion to approve the minutes as presented. Second by Teresa Belt. All members present voted Aye.

**Old Business:**

Update on Bison Project:

Town Manager, Pete Olson, gave an update on the Bison project. The bond closing is scheduled for 12/22/20. The legal documents are being completed and signed for the closing.

**New Business:**

Resolution 2020-11: Establishing a Riverfront District:

Jim Rawlinson, Veridus, gave a PowerPoint on a proposed Riverfront District in downtown. In 2004 legislation was passed in Indiana which allows communities to establish these districts in areas bordering bodies of water. Communities can set their own parameters to issue additional liquor licenses which drops the cost of licenses for potential restaurants and bars and eliminates some barriers for new businesses.

Mr. Rawlinson suggested some specific parameters which would fall under the purview of the Town:

- 5 additional licenses
- Licenses are non-transferrable
- Businesses would be located within the confines of the Riverfront District
- Businesses must have at least \$150,000 in annual food sales

He emphasized that this gives the Redevelopment Commission control over the end users because the RDC is the owner of the licenses.

The number of licenses may be changed by the RDC in the future if necessary. The Riverfront District map is similar to the Architectural Review Board overlay district map, but we might want to tighten it up to get it away from school property.

President Jason Brooks asked how current businesses which already have a liquor license would be impacted by the issuance of additional licenses. Also, if they would be able to sell their existing license and get one of the new licenses. Mr. Rawlinson responded that a traditional liquor license can be sold or transferred and can be used anywhere in the county. These Riverfront licenses can only be used here and are not transferrable. They are leases from the RDC who will control the end user. Rob Keisling stated that he would like to review other communities' standards before we finalize Yorktown's standards.

Rob Keisling moved to approve Resolution 2020-11 to support the establishment of a Riverfront District. Teresa Belt seconded the motion. All members present voted Aye.

REBAR "The Oliver":

Mr. Shelby Bowen, REBAR, distributed updated schematics of "The Oliver" project. They have made some revisions to the original design. The first floor is designed for a restaurant, several commercial suites, some flex spaces that could be either commercial or residential, a co-work suite, and two main floor residential apartments which will face Canal Street. Apartments will also be on the second and third floors.

Pete Olson stated that the next step is for the design to go to the Architectural Review Board for approval if the RDC likes the look of the building.

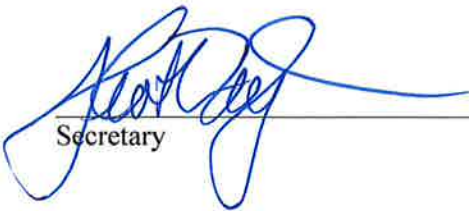
Steve Moore moved to approve the design and recommend the project to the ARB. Rob Keisling seconded the motion. All members present voted Aye.

Public Comment:

There was no public comment.

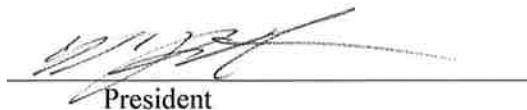
Meeting adjourned at 4:58 pm.

The next regular Redevelopment Commission meeting is January 14, 2021 at 4:00 pm.



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Secretary



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President