

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

Thursday, July 6, 2017 6:00pm

Members present: Harold Gutzwiller, Joe Beikman, Tim Corman, Bill Boyd and Don Stultz. School board appointee Rex Cook was present. Attorney Tim Currens was absent. Project Manager Chelsey Manns were present.

As Chairman's prerogative, Commissioner Gutzwiller began the meeting by welcoming the newest member: school board appointee Rex Cook. He also recognized former school board appointee Mark Meadows and thanked him for his dedication to not only the Commission but the school board. He had prepared a letter to that affect and will be sending it to Mr. Meadows.

A motion was made by Commissioner Beikman and seconded by Commissioner Stultz to approve the executive session and public meeting minutes from June 7. The motion carried 5-0.

Financials were presented by email from the Clerk-Treasurer previously. Commissioner Boyd made the motion to accept the financials as presented. The motion was seconded by Commissioner Corman and it passed 5-0.

Public Comment No public comment.

Southbridge Crossing Commissioner Corman shared that there have been multiple issues with the roof at Southbridge. Manns received one quote to replace the roof which was in the six-figure range. CB Richard Ellis suggested that the RDC use STR Building Resources, LLC, a third-party firm who does not replace roofs but provides a roofing survey which can then be used as a scope of work. The cost is \$750. Commissioner Corman made the motion that we approve the contract for a roofing survey from STR Building Resources, LLC and named Commissioner Gutzwiller signatory. Commissioner Boyd seconded the motion, which carried 5-0.

Gateway Project Update:

Bicentennial Park: Manns shared that at the recommendation of the Town's Building Inspector, the Bicentennial Park buildings will have a Knox Box added. In total, this will not exceed \$1000 and can be used by the fire department to access locked doors in the event of an emergency. Additionally, proposal request 1 will be coming from Myers Construction regarding the cost of speakers which were left off the initial bid. Manns also shared that a semi had come through Indiana Street heading southbound and ripped out an IPL overhead wire which was to be removed as a part of the park project. Because of the incident, the relocation was expedited.

Indiana Street: Manns presented information regarding the southernmost IPL pole on Indiana Street near SR 67. As the loan electric pole on the southwest part of the project, it would be \$4,700 for Rundell Ernstberger & Associates (REA) to coordinate the removal and approximately \$6,800 for the work itself. After some discussion, Commissioner Beikman requested the Commission get another quote for the coordination.

Manns presented a contract amendment for REA for the Indiana Street project. It is not changing the overall amount but is shifting the contract amount (-\$1,500) and the reimbursable expenses (+\$1,500). Commissioner Corman made the motion to approve the contract as presented. Commissioner Stultz seconded the motion, which carried 5-0.

Manns has been working with a property owner along Indiana Street who has requested the tree that is planned for in front of the owner's building be moved. The building owner's concerns are regarding his awning. After meeting with the owner and having further discussions, the property owner had offered to pay the difference in the tree the Commission had chosen and a slow-growing tree for both sides of the road (two trees total). REA provided some additional information, including:

- The specified trees are consistent throughout
- The specified tree, Ivory Silk Lilac Tree, has a "moderate" growth rate. One source lists it as moderate/slow. Therefore, it is not a fast-growing tree.
- The Ivory Silk Lilac Trees in urban conditions typically grow to a height of 20' and a spread of 15'. They have a "vase" or "oval" shape, meaning they are not going to bush out and engulf the building/awning.

REA also considered the possibility of moving the tree, but doing so would put it directly in front of another building's door, which is to be avoided.

Based on the additional information provided by REA, Manns recommendation is to leave the tree as is in its current location. The RDC concurred.

At last month's meeting, Commissioner Gutzwiller asked about the timing of the removal of the street lights on the remaining electric poles. Manns shared that those were intentionally left to provide lighting along Indiana Street and will be removed near the end of the project.

Old Business: No old business.

New Business: Tom Warthen, Town Councilman, presented a letter and request on behalf of the Town Council regarding the reallocation of funds that had previously been allocated by the RDC to the east-side sewer interceptor and to redirect those funds to the Police Station redevelopment project at 445 South Indiana Street. The Council also can enhance or change the Town's communications systems.

In lieu of the previously requested RDC funds for the sewer interceptor, food and beverage funds or sewer operating funds can be used towards that issue.

Commissioner Gutzwiller asked if there was a budget for the project. Councilman Warthen said the engineering plans came in within the last few weeks and the estimates for those renovations are between \$600-700k. If the Town can be allocated the not-to-exceed amount of \$1M, the Town could do the rehabilitation of that property and then with the remaining balance, should the Town choose to, could enhance our communication system, which is \$650,000. The Town could also use LOIT as well as the sale of the old police station building for additional funds. Commissioner Corman asked for clarification on the communication system, which Councilman Warthen provided regarding dispatch, centralized dispatch and equipment.

Commissioner Gutzwiller suggested the RDC look at amending the plan. He did request a budget as far as real v. personal property, as he feels the RDC has a responsibility to look at funds and how they are going to be allocated. Commissioner Gutzwiller shared that in amending the plan, the RDC certainly wants the Town Council's participation in that discussion.

Commissioner Biekman asked if there was interest to participate, which Commissioner Gutzwiller said was in the most recently proposed plan which didn't pass the Plan Commission so previously there was consensus to participate but it hasn't formally been adopted.

For clarification, Commissioner Beikman stated the estimates are \$650-700k for the remodel and \$650k for radio equipment.

Commissioner Beikman stated he'd like to move forward with the revision of the plan. Commissioner Boyd asked if there was any downside to revising the plan, which Commissioner Gutzwiller said he didn't see a downside to considering modifications of the plan. Commissioner Gutzwiller said the RDC could circulate the draft and bring it in for discussion at the August meeting and see if we need to make additional changes. He requested Manns have legal look at it, and circulate for initial review at the August meeting.

Legal Update: No legal update.

Economic Development/Projects Update: Manns shared that she has still been working with the lighting contractor on fixing the north gateway sign which dates back to December 2016. As of this week, new c-boxes had been ordered. Commissioner Beikman asked that the Commission seek legal action regarding the lack of response in fixing the problem. Commissioner Gutzwiller suggested Manns work with legal on options.

Manns met with Superintendent of Public Works Dave Moore and INDOT regarding the SR 42 Project which is slated for construction in 2020/2021. Manns shared the Gateway/Corridor plan with INDOT so that could be considered in the design phase. Commissioner Gutzwiller shared that in other areas when similar projects were taking place, municipalities have partnered with INDOT to have plans such as the Gateway/Corridor plan included in the design. Manns will continue to participate in meetings on this project.

Earlier in June, the Community Foundation of Morgan County hosted a luncheon introducing the Parallel Pathways/PRIDE opportunity that Martinsville High School is adopting. Manns attended the luncheon and shared the information provided.

Additionally, copies of the 'Handbook for Indiana Redevelopment Commission Members and Their Attorneys' were provided. This is the 2017 version prepared by Thomas A. Pitman at Barnes & Thornburg LLP.

Review of Claims: Claims were presented in the amount of \$541,406.27. A motion was made by Commissioner Corman and seconded by Commissioner Beikman to accept and approve the claims as presented. The motion carried 5-0.

For the Good of the Order:

The next regular meeting will be Thursday, August 3, 2017.

Commissioner Boyd made the motion to adjourn.



Chairman

ATTEST:



Secretary