

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

Wednesday, September 20, 2017 6:00pm

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

A motion was made by Commissioner Stultz and seconded by Commissioner Beikman to approve the executive session and public meeting minutes from August 3. 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 Stultz and it passed 5-0.

**Public Comment** – No public comment.

**Southbridge Crossing:** An update on the roof was provided on the condition of the roof. It is recommended that an estimate of \$3,000 worth of work be completed this year on the roof. Attorney Currens advised that three quotes would be necessary to move forward with the work.

A lease amendment for Ivy Tech was presented which stabilizes their lease as opposed to escalating it as was previously the case. Ivy Tech will begin the new terms effective July 1, 2018, congruent with their fiscal year. Commissioner Corman stated the total of rent received will increase slightly from what was originally anticipated through their previous lease. Commissioner Boyd made the motion to approve the amendment to the lease as presented and appoint Commissioner Gutzwiller signatory. Commissioner Beikman seconded the motion, which carried 5-0.

**Gateway Project Update:**

**Bicentennial Park:** Manns shared that the Bicentennial Park was progressing and is on schedule for substantial completion of November 20<sup>th</sup>. It was discussed whether the park would be ready for Victorian Christmas. Manns shared that even with the substantial completion date prior to the scheduled Victorian Christmas, there will still be outstanding issues including the punch list and likely plantings which are not required to be completed until the Spring of 2018. The Commission asked that Manns contact Myers Construction Management, Inc. regarding Victorian Christmas.

Manns also noted she had visited Linel to be a part of the mock-up for the flame structures.

**Indiana Street:** Manns reported that paving will begin on September 25<sup>th</sup>.

The removal of the lone wooden pole on the southwest end of Indiana Street was again brought up for discussion. Commissioner Beikman shared that this should have been taken care of previously during the design phase. Commissioner Boyd made the motion to move forward with removing the wooden light pole with the apparent low proposal, Rundell Ernstberger and Associates. Commissioner Gutzwiller seconded the motion, which passed 3-1-1 (Beikman, Corman).

Manns did share that she had received a call from a community member regarding the safety in between the medians along Indiana Street. She asked that Rundell Ernstberger look into possible solutions including possible striping. Pete Andriot with Rundell Ernstberger and Associates shared that after consulting with Manual on Uniform Traffic Control Devices (MUTCD), the plans are correct as drawn. The yellow line will break at every median gap. The medians are not wide enough to be turn lanes that break for business/residence access. Should we place a solid yellow continuous line, Per MUTCD, that means that it is a moving violation to cross it. If we add the solid line with a skip on the inside (similar to a 'center lane left turn only'), then per MUTCD, we are obligated to provide adequate lane change distance, which the median does not meet.

**North Gateway Sign:** Manns shared that she had notified Carl Kincaid with Rundell Ernstberger and Associates of the RDC's wish to proceed with legal action after the previous meeting. Kincaid had contacted Gibraltar and notified them of the issue. R&M, Gibraltar's electrical sub, ordered and replaced the photocell. There is, however, water in the C-Box which is home to the 'computer'. We need to identify how water is getting into the box.

**Old Business:** Attorney Currens shared that he has requested a Tax Impact Statement from Umbaugh for the proposed TIF plan. A motion was made by Commissioner Corman to set the public hearing for the TIF Plan for November 2, 2017 at 6:00pm. The motion was seconded by Commissioner Stultz, which carried 5-0.


**New Business:** No new business.

**Legal Update:** No legal update.

**Review of Claims:** Claims were presented in the amount of \$1,128,488.13. Manns noted that because the meeting is so late in the month, the claim includes two months of work for both the Bicentennial Park as well as the Indiana Street Project. Commissioner Corman made the motion to approve claims as presented. Commissioner Beikman seconded the motion, which carried 5-0.

**For the Good of the Order:** The next meeting date will be Thursday, November 2, 2017.

Commissioner Stultz made the motion to adjourn.

  
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Chairman

ATTEST:  
  
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Secretary