

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

January 3, 2019

PUBLIC MEETING

4:30 PM
ED Conference Room #1
120 East 8th Street
Anderson, IN 46016

MEMBERS PRESENT

Ricard Symmes, President
Danny McGhee, Vice President
Michael Collette, Secretary/Treasurer
Aspen Clemons
Kevin Sulc

STAFF PRESENT

Greg Winkler, ED Director
Karen Soetenga, Specialist

OTHERS PRESENT

Chuck Leser, City Engineer
Jack Keesling, BOW Member
Doug Whitham, City Controller
Ken DeLaBastide, Herald Bulletin
Marc Slayton, ED Staff
Anikka King, ED Staff
Kurt Byanski, Hydro Tech
Tim Stires, Municipal Development
Domanic Wills, Resident
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ROLL CALL AND DECLARATION OF QUORUM

President Sulc called the public meeting to order at 4:30 pm. A quorum was established with four (4) members present.

ELECTION OF OFFICERS

Mr. Sulc stated the tradition since 2007 has been to rotate officers based on sonority and succession. Brief discussion followed.

Mr. Sulc made a motion to nominate Mr. Symmes President, Mr. McGhee Vice President and Mr. Collette Secretary/Treasurer. Mr. Collette seconded. Motion passed unanimously; 4 yes, 0 no.

LEGAL COUNSEL

Mr. Collette made a motion to retain Ms. Bauer as Anderson Redevelopment Commission attorney and Ms. Clemons seconded. Motion passed unanimously; 4 yes, 0 no.

MINUTES

Mr. Sulc moved to approve the December 4, 2018 minutes as presented. Ms. Clemons seconded. Motion passed unanimously; 4 yes, 0 no.

FINANCIALS / INVOICES

President Symmes asked if there were any questions concerning the financials. Mr. Whitham briefed members on the consolidation of accounts due to the payoff of certain bonds associated with the recent refunding. Brief discussion followed. Mr. Collette asked if Mr. Krohn was working on new TIF projections based on the refunding. Mr. Whitham, City Controller stated he was. Brief discussion followed.

After review of invoices, Mr. Sulc moved to approve the financials and invoices as submitted. Mr. Collette seconded. Motion passed unanimously; 4 yes, 0 no.

BUSINESS

Establishment of 2019 Meeting Dates

Mr. Winkler briefed members on a proposal for the ARC 2019 meeting schedule. A brief discussion followed.

Mr. Sulc moved to approve the following meeting dates and to move the meeting time to 5:00pm:

January 3
February 5
March 5
April 2
May 9
June 4
July 2
August 6
September 5
October 1
November 7
.0.December 3

Ms. Clemons seconded. Motion passed unanimously; 4 yes, 0 no.

RESOLUTION ARC 01-19 RESOLUTION OF THE CITY OF ANDERSON REDEVELOPMENT COMMISSION AUTHORIZING THE LEASING OF REAL ESTATE LOCATED AT EXIT 222 OFF I-69 AND KNOWN AS THE FORMER FARM PROJECT PROPERTY

Mr. Winkler stated Resolution ARC01-19 concerns the lease of the "FARM" property at exit 226. The current lease between the ARC and Bruce Land Farms allows for an option for renewal. The resolution would renew

the contract for the 2019 season. Brief discussion followed.

Mr. Sulc moved to approve Resolution ARC01-19 as presented. Mr. Collette seconded. Motion passed unanimously; 4 yes, 0 no.

Consideration of Quotes for the Debris Removal of 1123 Meridian Street and City Engineer 's Recommendation

Mr. Leser stated a bid opening took place at 2:00pm for the debris removal of 1123 Meridian. Six quotes were requested and 4 were received ranging from \$45,000 - \$76,900. Mr. Leser stated Hydrotech submitted the \$45,000 bid and he recommended awarding the bid to them. Brief discussion followed.

Ms. Clemons asked if Mr. Leser had a preferred list of contractors he used for requesting quotes. Mr. Leser stated the list is comprised of contractors his department works with and anyone that requests to be on it and they are always looking for new contractors.

Mr. Leser stated the next step would be to have a structural engineer look at the interior of the building. Brief discussion followed. Mr. Leser stated once the building is cleaned out the ARC may want to consider spraying everything to stop the mold from growing further. Brief discussion followed. Ms. Clemons stated before we approve an expenditure for mold remediation she would like to see a quote. Brief discussion followed. Mr. Leser requested the ARC approve up to \$5,000 for the spraying of mold. .

Mr. Sulc moved to approve Hydrotech Contract for the removal of debris at 1123 Meridian Street and Ms. Clemons seconded. Motion passed unanimously; 4 yes, 0 no.

Mr. Sulc moved to approve Hydrotech to treat mold after the removal of debris at a cost not to exceed \$5,000. Mr. Collette seconded. Motion passed; 3 yes, 1 no.

Ms. Clemons stated she did not want to get in the habit of approving expenditures, no matter how small, before seeing quotes.

SUB-COMMITTEE REPORTS

Nichol/Raible Redevelopment

Mr. Winkler informed members he has been in contact with the owner of the Marsh property which is under contract. The purchaser will go before the planning commission this month for a zoning change. Mr. Winkler stated he was fairly certain the due diligence process would give an opportunity for the ARC to bid on the property. Mr. Winkler stated he had been in

contact with Speedway as well and would be seeking permission to have President Symmes negotiate the acquisition of both the Marsh and Speedway property in the near future.

Mr. Winkler stated ongoing follow up with grocery contacts continue with over 60 providers contacted in the last 2 years.

A question and answer time followed.

Downtown Redevelopment

Mr. Winkler stated the Tower Apartments and Beverly Terrace projects are moving forward and Creatures of Habit, Oakley Brothers, Farm Society and others are seeing additional activity. Brief discussion followed.

I-69/MLK Development

Mr. Winkler stated he continues to work with two companies regarding significant expansion projects and anticipates an announcement soon.

Scatterfield West/GM Properties

Mr. Winkler stated Italpollina should be ready to move forward with activating the option to purchase the property for their research and development expansion in February. An ALTA survey has been completed.

Mr. Collette asked if Italpollina has raised any concerns about the heavy traffic caused by the train tracks being blocked. Mr. Winkler stated they have not and neither has Purdue. Mr. Winkler suggested the City Engineer might look at the traffic flow. Brief discussion followed.

Meeting was adjourned at 5:04 pm.