

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

January 5, 2023

PUBLIC MEETING

4:30 p.m.
ED Conference Room, Room #105
120 East 8th Street
Anderson, IN 46016

MEMBERS PRESENT

Richard Symmes, President
Danny McGhee, Vice President
Kenneth Davenport, Secretary
David Eicks
Perry Washington

STAFF PRESENT

Greg Winkler, ED Director
Karen Soetenga, ED Dept
Mike Austin, Commission Attorney

OTHERS PRESENT

Mayor Thomas J. Broderick, Jr.
Councilor Dixon, City Council
Councilor Crumes, City Council
April Phillips, City Controller's Office
Ken de la Bastide, Herald Bulletin
John Bostic, Citizen
Jack Keesling, Board of Works
Larry McClendon, NAACP
Donita Thompson, NAACP
Carla Anderson, Team Teague Foundation
John Teague Jr., Team Teague Foundation
Kim Townsend, Anderson Housing Authority
Angie Strickler, Citizen
Petr Vach, All in One Propane

OPEN PUBLIC MEETING

ROLL CALL AND DECLARATION OF QUORUM

Mr. Symmes, at 4:30 pm., established a quorum with five (5) members present.

ELECTION OF OFFICES

Mr. Symmes opened the nominations for President. Mr. Washington nominated Mr. McGhee. Mr. Eicks nominated Mr. Symmes. Mr. Symmes asked twice for any other nominations and there were none. Nominations were closed. Mr. Symmes called for a vote on Mr. McGhee to serve as president for 2023. There were two yes votes. Mr. Symmes called for a vote on Mr. Symmes to serve as president for 2023. There were three yes votes, Mr. Symmes will serve as the 2023 ARC President.

Mr. Symmes opened the nominations for Vice President. Mr. Eicks nominated Mr. McGhee. Mr. Symmes asked twice for any other nominations, and there were none, nominations were closed. Mr. Symmes called for a vote on Mr. McGhee to serve as Vice President for 2023. There were 5 yes votes. McGhee will serve as the 2023 ARC Vice President.

Mr. Symmes opened the nominations for Secretary. Mr. McGhee nominated Mr. Washington. Mr. Eicks nominated Mr. Davenport. Mr. Symmes asked twice for any other nominations and there were none. Mr. Symmes closed nominations. Mr. Symmes called for a vote on Mr. Washington to serve as secretary for 2023. There were two yes votes. Mr. Symmes called for a vote on Mr. Davenport to serve as secretary for 2023. There were three yes votes, Mr. Davenport will serve as the 2023 ARC Secretary.

LEGAL COUNSEL

Mr. McGhee nominated Mr. Michael Austin as legal counsel to the Commission for 2023. Mr. Eicks seconded. Motion passed unanimously; 5 yes, 0 no. Mr. Austin will continue as Commission legal counsel for 2023.

MINUTES

Mr. Eicks moved to approve the December 13, 2022 minutes as presented. Mr. Davenport seconded. Motion passed unanimously; 5 yes, 0 no.

INVOICES

Commission members reviewed invoices.

Mr. Eicks moved to approve the invoices in the amount of \$10,470.12. Mr. Davenport seconded. Motion passed unanimously; 5 yes, 0 no.

BUSINESS

Mayor Thomas J. Broderick Jr. To Address Commission

Mayor Broderick thanked Commissioners for their service to the community.

Mayor Broderick briefed members on prospective growth for 2023 including new business opportunities with someone recently purchasing a Racer Trust property off Martin Luther King Blvd to bring an estimated investment of 27M and 100 new jobs. Other projects include an expansion at Nestle totaling 460M with additional jobs. Tippmann group is moving into the third phase of a 31M expansion. Mayor

Broderick stated he would be asking for assistance soon for new housing development projects. The City continues to work with Anderson Housing Authority to bring more housing options into our community. Mayor Broderick stated there was, in addition, a need for more market rate options to attract and retain younger people. Mayor Broderick stated conversations are taking place regarding a substantial development on the west side on the State Road 32 corridor. In addition, the City continues to move forward with quality of life initiatives and the Athletic Park project should begin in March or April at the latest. Improvements in the amount of \$5-600,000 will also take place thanks to a matching grant for playground equipment in Warren Miller Park, Jackson Park and Shadyside Park along Alexander Pike. Mayor Broderick stated he will also be asking the Commission in the near future for funding of blight elimination efforts. The City continues to see small business growth including Coal Iron works in the downtown.

Mayor Broderick gave an overview of the Anderson Township Trustee history. When the Madison Avenue building became available Mr. Bostic, Anderson Trustee at the time, had a vision for a fieldhouse similar to what used to be the Boys and Girls Club and eventually secured 2.3M in bond for new construction. He began offering various community programming including educational opportunities for children. Mayor Broderick stated the City entered into a contract with Mr. Bostic and invested \$250,000 over a 3 year period. Recently the City approached Mr. Shively, the new Trustee, and asked if he would like the City to take over the building and programs taking place at the Madison Avenue facility and Mr. Shively eventually agreed to sell for what they owed on the bond, 1.7M. Mayor Broderick stated the building is estimated to be worth 4-5M. At the same time the City had property on East 10th Street that used to house United Way and the Boy Scouts of America that was in need of rehabilitation. Mayor Broderick stated he approached Mr. Shively about giving him the East 10th St. property with an additional \$200,000 to help with improvements. Mayor Broderick stated new bus routes would be established to include stops at the new location as well as a legal arrangement between ARC and Parks to run programming. Mayor Broderick stated he would like to expand programming in areas of health and wellness, after school and summer initiatives for children as well as continuing with the other programming already being offered. Mayor Broderick stated Mr. Shively indicated the change of ownership would free up twice as much money for

poor relief. Mr. Broderick stated the issue of transportation has been raised as a concern but neither Mr. Shively nor Mr. Bostic felt it would be an issue as they have very few walk-ins. Mayor Broderick stated the building would be the City's responsibility as soon as the Trustee's office clears out and by midyear the Parks Department would take over programming. The 2024 Parks Department Budget would be increased to absorb operation and personnel for the building. The project has already passed the Anderson Trustee Board and the Board of Works.

Mr. Washington asked what plans the Park Board has for budget and programming. Mayor Broderick stated when the transaction is completed, budget and programming will be under the direction of his office and would include helping kids after school, music, art, STEM initiatives, partnerships with nonprofits, health and wellness and activities for seniors. An assessment will be made of what makes sense. Mr. Washington stated he had concern for adequate budget for personnel and programming as there is a lot offered there now and current employees should be involved in the discussion.

Mr. McGhee asked what happens if the proposed City Budget for 2024 does not pass the City Council next year and if the City would still be liable for the building operations. Mayor Broderick stated this year's budget passed unanimously and 95% of the time the City Council supports the requests made of them. Mayor Broderick stated he did not believe anyone would be against this activity but if financing was not available, the ARC would be responsible for expenses. Mayor Broderick added, chances are the City would have money in other areas that could be used, as well. Mr. Discussion followed.

Mayor Broderick stated Mr. Shively asked if consideration could be given to current employees, which he responded he didn't see a problem. Discussion followed.

Mr. McGhee asked if the Anderson Trustees office decides to sell the building after the remodel does the ARC get anything back. Mayor stated it would be their building to do as they desire. Mayor Broderick added the former Trustees building at 14th and Central will also be given to the City and the intent is to clean it up and decide best use. Mayor Broderick stated he felt it was a great opportunity to pick up a piece of land that has potential. Discussion followed.

Councilor Dixon asked how long the project had been considered. Mayor Broderick stated conversations

began in spring of 2022 but really took off in December. Discussion followed.

Mayor Broderick stated the Anderson Trustee has paid for the bond payments but the 501c3 paid for the operations of the new fieldhouse. The City of Anderson provided much of the money needed and Mr. Bostic struggled to get donations through the 501c3 to maintain operations. It makes sense if the City is already paying for operations to take it over. Discussion followed.

Mr. Washington asked if the building on East 10th Street was given to the City by the Boy Scouts. Mr. Eicks stated the City Board of Works owned the land and leased it to United Way and eventually the Boy Scouts. When they no longer wanted to lease, they asked if we wanted the building or if they should tear it down. It was determined to be a good building and should be kept.

Councilor Dixon stated the Madison Ave building was centrally located and he had concerns the East 10th Street location is difficult for the elderly and kids to get to. Mr. Bostic stated service was never an issue when the services were coming out of New Castle. Discussion followed.

Mr. Washington stated people care about the community and want to be a part of the discussion. They have a problem when things happen quickly; it causes them to become suspicious. Discussion followed.

Mr. McGhee stated the communication is poor as it relates to Commission business; the Commission could have gone into executive session to discuss. Mr. McGhee asked if there is a resolution to be considered. Mr. Austin stated there was a resolution prepared for the Anderson Redevelopment Commission and it basically states the ARC approves the project. Resolutions were distributed.

Mr. McGhee stated he was in favor of the project but things must be done right as the Commission has a responsibility to the Board, the State and the citizens. Mr. Symmes stated the ARC is not doing anything wrong. Mr. McGhee stated the Resolution was not made available before the meeting and is not listed on the agenda; only the agreement is. Discussion followed. Mayor Broderick stated he had sent out emails the day Shively decided to move forward and a press release was attached; Mr. McGhee was included on the email that included the agreement and

why the project was needed. In addition there was a public hearing of the Trustees Board and the ARC public meeting tonight. Discussion followed.

Mr. McGhee asked Mr. Austin, Board Attorney, how to proceed since the Resolution itself was not on the agenda. Mr. Austin stated the Commission has the discretion to add it to the agenda. The Resolution does not change the agreement that has been circulated. Discussion followed.

Mr. McGhee made a motion to add Resolution 01-23 to the agenda and Mr. Eicks seconded. Motion passed unanimously; 5 yes, 0 no.

Agreement Among City of Anderson, City of Anderson Redevelopment Commission and Anderson Township Trustee Relating to Exchange of Properties

Mr. McGhee made a motion to adopt Resolution 01-23 and Mr. Davenport seconded. Motion passed unanimously; 5 yes, 0 no.

MISCELLANEOUS

Meeting was adjourned at 6:32pm.