

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

March 15, 2022

PUBLIC MEETING

5:00 p.m.

Via Zoom Conferencing

MEMBERS PRESENT

Richard Symmes, President

Kenneth Davenport, Secretary

Perry Washington

STAFF PRESENT

Greg Winkler, ED Director

Karen Soetenga, ED Dept

Mike Austin, Commission Attorney

OTHERS PRESENT

Doug Whitham, City Controller

Ken de la Bastide, Herald Bulletin

Paul Nicholson, First Realty LLC

Pete Albeal, HJH Investments

Kim Townsend, Anderson Housing Authority

Tamie Dixon-Tatum, Human Relations, COA

Marc Slayton, ED Dept

OPEN PUBLIC MEETING

ROLL CALL AND DECLARATION OF QUORUM

Mr. Symmes, at 5:10 pm., established a quorum with three (3) members present.

Mr. Symmes informed attendees only items on the agenda would be discussed as two members are not at the meeting and an executive session will be held before the next public meeting to discuss matters related to Bingham Square Apartments.

MINUTES

Mr. Davenport moved to approve the February 8, 2022 minutes as presented. Mr. Washington seconded. Motion passed unanimously; 3 yes, 0 no.

FINANCIALS / INVOICES

Commission members reviewed financials and invoices.

Mr. Davenport moved to approve the invoices in the amount of \$187,518.49. Mr. Washington seconded. Motion passed unanimously; 3 yes, 0 no.

BUSINESS

2022-2023 Mowing Contract - ARC owed properties, price increase and additional parcel

Mr. Winkler, Economic Development Director, informed members Select Lawn Services requested

an increase of 15% for mowing and herbicide services and sent a quote in the amount of \$4,900 to clean up the parcel just west of Hello Nature on Purdue Parkway. Mr. Winkler stated given the cost of gas the increase is understandable and no increase has been requested for the last five years.

Mr. Washington asked how the Commission is to handle Request for Quotes. Mr. Austin, Commission attorney, stated service contracts of this kind do not require advertisement, it is at the Commission's discretion. Mr. Washington asked if the Commission just gives it to whoever they want and stated there are many that mow lawns and would like the opportunity to bid. Ms. Soetenga, Economic Development Staff, stated the service was last put out for quotes in 2017. Discussion followed. Mr. Symmes suggested awarding this year's contract to Select Lawn and making sure next year it goes out for bid. Brief discussion followed.

Mr. Davenport made a motion to approve a contract with Select Lawn Services for \$39,365.50 for mowing and herbicide services and the cleanup of lot just west of Hello Nature on Purdue Parkway. Mr. Washington seconded. Motion passed unanimously; 3 yes, 0 no.

Assignment of First Realty Parking Lease

Winkler briefed members in 2008 the ARC constructed a parking lot on Lot 2 in The Flagship Phase I for a call center to locate at 2828 Enterprise Drive with the understanding the owner could use the parking lot for as long as the tenant was there for an annual fee of \$100.00. Mr. Winkler stated since then the call center has averaged 6-700 employees and the contract has been extended several times. Mr. Winkler informed members the owner, First Realty LLC, is in the process of selling the building. Continuum, a call center, remains in the building with a lease through Spring of 2026. Discussion followed. Mr. Winkler stated the new owner, HJH Anderson Enterprise, LLC, would like the lease assigned to them. Discussion followed. Mr. Symmes stated he was concerned about the future maintenance of the parking lot and would like to visit the maintenance need and cost before the contract is renewed again. Mr. Albeal, HJH Investments, was introduced and he gave a brief overview of the commercial real estate investment

company which owns over 3.4M square feet of real estate. Brief discussion followed.

Mr. Davenport made a motion to allow for the reassignment of the Flagship Park Parking Lot lease with First Realty to HJH Investments. Mr. Washington seconded. Motion passed unanimously; 3 yes, 0 no.

Resolution ARC01-22 a Resolution Amending Resolution ARC01-21 Recommending Issuance of Bonds For Anderson Housing Authority

Mr. Austin briefed members on Resolution ARC01-22 which corrects a discrepancy in numbers concerning the Lincolnshire Apartments project. Mr. Austin stated the original resolution pledging the bonds references \$700,000 in net proceeds when the actual number should have been \$770,000. All subsequent documents reference \$770,000. Mr. Austin stated the purpose of the new resolution is to correct the error in the first resolution. Discussion followed.

Mr. Washington made a motion to approve Resolution ARC01-22 Amending Resolution ARC01-21 concerning the Issuance of Bonds for the Anderson Housing Authority and Mr. Davenport seconded.

Ms. Townsend, asked how AHA should go about accessing funds as there has been some trouble receiving funds. Mr. Whitham, City Controller, stated as long as the contractual items have been met, the funds have already been approved so there would be no need to approve them in a monthly meeting. Mr. Whitman stated there was some confusion on a recent submittal but it was straightened out and he doesn't foresee any additional problems. Requests will be turned around in a reasonable time. Discussion followed. Ms. Townsend stated the last submittal affected her books and stressed the importance of getting the funds in an agreed upon time. Brief discussion followed. Mr. Symmes asked Ms. Townsend to copy him on reimbursement requests and if she has not received resolution within two weeks he will find out why.

Motion passed unanimously; 3 yes, 0 no.

Meeting was adjourned at 5:36pm.