

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

April 2, 2019

PUBLIC MEETING

5:00 PM
ED Conference Room #1
120 East 8th Street
Anderson, IN 46016

MEMBERS PRESENT

Ricard Symmes, President
Danny McGhee, Vice President
Aspen Clemons, Secretary/Treasurer
Kevin Sulc
David Eicks

STAFF PRESENT

Ann Marie Bauer, ARC Attorney
Greg Winkler, ED Director
Karen Soetenga, Specialist

OTHERS PRESENT

Chuck Leser, City Engineer
Doug Whitham, City Controller
Ken DeLaBastide, Herald Bulletin
Tim Stires, Municipal Development
Gary McKinney, Environmental Consultant
Jeremy VanErman, Commonwealth Engineers
Michael Collette, Public
Joe Carney, Public
Jeffrey Chatman, Public

ROLL CALL AND DECLARATION OF QUORUM

President Symmes called the public meeting to order at 5:00 pm. A quorum was established with five (5) members present.

MINUTES

Mr. Sulc moved to approve the March 12, 2019 minutes as presented. Ms. Clemons seconded. Motion passed unanimously; 5 yes, 0 no.

FINANCIALS / INVOICES

After review of financials and invoices, Mr. McGhee moved to approve the financials and invoices as submitted. Mr. Sulc seconded. Motion passed unanimously; 5 yes, 0 no.

BUSINESS

Resolution ARC04-19 - RESOLUTION AUTHORIZING THE APPLICATION OF TAX INCREMENT REVENUES FROM THE CONSOLIDATED ANDERSON ECONOMIC

DEVELOPMENT AREA ALLOCATION AREA FOR A PROPOSED REPAVING PROJECT

Mr. Leser reviewed the administration's request for 4M for the resurfacing and reconstruction of concrete on MLK and part of 73rd Street from MLK to Layton Road. Mr. Leser stated his office had looked at the estimated cost and 4M will complete the work. Activity near the Racer Trust property on MLK Boulevard and significant activity on 73rd street warrant the repaving. Brief discussion followed.

Mr. Eicks moved to approve Resolution ARC04-19, a Resolution Authorizing the Application of TIF from Consolidated Anderson Economic Development Area Allocation Area for a Proposed Repaving Project and Mr. McGhee seconded.

Mr. Sulc stated he would support the resolution because it is a vital economic development area but in general he is not in favor of using TIF funds for repaving, as he does not believe repaving is an appropriate use of TIF funds. Ms. Clemons stated she agrees with Mr. Sulc and will support the resolution due to the specific road being impacted and the repaving impacts significant economic development projects. Brief discussion followed.

Motion passed unanimously; 5 yes, 0 no.

Resolution ARC05-19 -- RESOLUTION APPROVING A LEASE FOR CERTAIN PROPERTY LOCATED AT 2601 NICHOL AVENUE.

Mr. Winkler stated a new option has presented itself and asked for the resolution to be taken off the table. Mr. Winkler informed members of Mr. Matt Conrad's offer to house the INDOT construction trailer on the former K-Mart site off Nichol Avenue, which he owns. Mr. Winkler stated there is an issue on the property of semi-trucks being parked without Mr. Conrad's permission and the trailer should help to curb the activity along with signs he intends to put up indicating they will be towed. Brief discussion followed.

Authorization for Controller to Submit Annual Report to the DLGF

Mr. Whitham stated IC 36-7-14-13 stipulates by April 1st the Commission is to receive a report concerning the financial activity of ARC which the Commission has received a draft copy. In addition, by April 15th the report is to be filed with the Mayor, Common Council and the DLGF by way of Gateway. Mr. Whitham

stated a motion was needed stating the Commission acknowledges receipt of report and authorizes the submission to the other parties as required. Discussion followed.

Mr. Eicks moved to acknowledge receipt of report and authorize the controller to submit annual report to the DLGF and other required parties. Mr. Sulc seconded. Motion passed unanimously; 5 yes, 0 no.

Select Lawn mowing contract review

Mr. Winkler stated the contract entered into in 2018 with Select Lawn Services has a provision allowing the contract to be renewed at the same price for calendar years 2019 and 2020. The contract is for the mowing and spraying of weeds of ARC owned property. Brief discussion followed.

Mr. McGhee moved to renew the mowing contract with Select Lawn Services for the 2019 season. Ms. Clemons seconded. Motion passed unanimously; 5 yes, 0 no.

SUB-COMMITTEE REPORTS

Nichol/Raible Redevelopment

Mr. Winkler informed members there has been a flurry of interest and activity creating potential opportunities in the former Edgewood Plaza area. Mr. Winkler stated properties of interest in the area continue to be pursued through the appraisal process.

Mr. Winkler stated the City is moving forward with acquiring the former Marsh property by exercising the option agreement.

Downtown Redevelopment

Mr. Winkler stated Mr. Leser should have the architect's report within a week or two on 1123 Meridian.

Mr. Winkler stated a building and parking lot have been demolished in preparation for the Transit Center. Mr. Leser stated a Phase 1 Environmental Study has been completed and the City is waiting on FTA and SHIPO approvals.

Mr. Winkler stated both the Tower Apartments and Beverly Terrace Apartments should be ready for a walk through in the near future. Both owners intend to have units ready for rent by early summer. Brief discussion followed.

I-69/MLK Development

Mr. Winkler stated a couple expansion projects are pending, both having significant investment and jobs.

In addition, conversations are taking place with a large site selection project on April 3rd.

Scatterfield West/GM Properties

Italpollina is in the process of purchasing property across the street for a research and development facility. They are waiting to hear about a CRED application they submitted to the state.

Mr. McKinney stated Plant 7 site confirmation has been moved back to the end of April or early May. The site is being dismantled except for two small areas which are still active.

MISCELLANEOUS

Mr. Winkler briefed members on a request to agree to an amendment to the Wigwam deed. Ms. Bauer informed members when they received the donation of the Wigwam as a pass through to Wigwam Holdings the deed from the school corporation spelled out requirements for restoration and provided for an escrow. Wigwam Holdings has entered into an agreement with Anderson School Corporation calling for an amendment of the timeline for restoration, allowing it to be extended two years. Ms. Bauer stated the Commission was being asked to agree to the amendment. Brief discussion followed.

Ms. Clemons moved to authorize President Symmes to sign the amendment on behalf of the Commission to allow for the extension of the timeline. Mr. McGhee seconded. Motion passed unanimously; 5 yes, 0 no.

Mr. Sulc made a motion to adjourn and Mr. McGhee seconded. There were no objections. Meeting was adjourned at 5:24 pm.