

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

July 12, 2022

PUBLIC MEETING

5:00 p.m.

ED Conference Room, Room #105
120 East 8th Street
Anderson, IN 46016

MEMBERS PRESENT

Richard Symmes, President
Kenneth Davenport, Secretary
David Eicks
Perry Washington

STAFF PRESENT

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

OTHERS PRESENT

Councilor Crumes
April Phillips, Controller's Office
Ken de la Bastide, Herald Bulletin
Angie Strickler, Citizen

OPEN PUBLIC MEETING

ROLL CALL AND DECLARATION OF QUORUM

Mr. Symmes, at 5:00 pm., established a quorum with four (4) members present.

MINUTES

Mr. Eicks moved to approve the May 10, 2022 and May 20, 2022 minutes as presented. Mr. Davenport seconded. Motion passed unanimously; 4 yes, 0 no.

FINANCIALS / INVOICES

Commission members reviewed financials and invoices.

Mr. Eicks moved to approve the invoices in the amount of \$6,301,127.54. Mr. Davenport seconded. Motion passed unanimously; 4 yes, 0 no.

NEW BUSINESS

Perry Washington to address Commission

Mr. Washington stated he had listened to the recording of the May 20, 2022 meeting of the Commission and heard it stated he was not at the meeting because he chose not to be there, which was not true. Mr. Washington stated he did not receive communication regarding the meeting. Mr. Washington informed members he told Ms. Soetenga, Economic Development staff, that the email used to

send the notice of the meeting did not go through. Mr. Washington stated he had an IT individual look for the email with no results. Mr. Washington stated the east door of the building was locked at the time of the meeting and should be open due to the Open Door law.

Mr. Washington stated he reviewed the duties of Redevelopment Commission on page 23 chapter 4 of the Redevelopment Commission handbook which include investigating, surveying and studying areas in the TIF in need of redevelopment. Mr. Washington stated he has questions all the time about areas that the Commission has not spent money on; as far as making decisions, there is no comprehensive plan to bounce those decisions against.

Mr. Washington stated regarding the second item, studying, the Commission needs to conduct studies to combat the causes for the need of redevelopment and ask "What are those things?". Mr. Washington stated when funds or a plan are requested for certain areas it never happens. Mr. Washington informed members one of the first things he asked as a Commission Member was how much TIF money have we paid into the fund and no one could tell him because it was thrown into one big pot. Mr. Washington stated it was not fair that some areas never get any attention.

Mr. Washington stated he has things thrown to him at meetings and has asked to get items in a timely manner so studies can be done and questions asked in order to make good decisions.

Mr. Washington stated he read through Resolution ARC05-22 and he did not disagree that the 5.9M could be given to Flagship Enterprise Center (FEC) for the purchase of 2705 Enterprise Drive but the funds were issued to defease an Anderson University bond and the Commission will never get the funds back. Mr. Washington stated he asked for FEC financials but only received them at the last minute and showed, in 2020, 2.3M in overhead expenses and when grants are taken out FEC is not making money. Mr. Washington stated he asked for plans on how FEC is going to run the new building as well as a Board evaluation but hasn't received anything.

Mr. Washington stated he takes his job seriously and wants to see Anderson flourish and the Commission must make good decisions for the future. Mr. Washington stated when he abstained from the vote on the agreement and pledging of funds for the FEC project he had asked questions that could not be answered so he could not make a good business decision.

Mr. Eicks responded to Mr. Washington stating he heard Mr. Washington but didn't agree with everything that was said and didn't believe everything said was factual. Mr. Eicks stated it was ok because Mr. Washington is allowed his opinions and he was not here to debate but didn't want his silence to be interpreted that everything Mr. Washington said he agreed was correct. Mr. Washington stated when he gives information it is factual information he has investigated to come to that conclusion.

Mr. Symmes stated the Commission was not taking questions due to there not being any items to be decided on the agenda.

Ms. Strickler, citizen, stated she did not want to walk away with false information. Mr. Eicks reiterated his statement he did not want to debate and does not believe all that was stated is accurate. Mr. Symmes reiterated no questions from the audience were going to be heard.

OLD BUSINESS

Mr. Washington asked for an update on the sale of Bingham Square Apartments. Mr. Austin stated P.R. Bingham is still trying to work through insurance issues concerning the recent fire at one of the buildings. Mr. Austin stated it is his understanding the sale of the building is still in the works but they have not reached an agreement concerning the value of the burnt building.

Mr. Washington asked if there was a timeline. Mr. Austin stated P.R. Bingham has stated once a closing is set they would inform the City but he would reach out for more information regarding the timeline. Mr. Eicks stated there should be a sell by date at which time the Commission's consent would be void; the Commission does not want to be in the same situation a year from now.

Mr. de la Bastide asked when the building is to be torn down. Mr. Eicks stated it has not been determined if the building will come down. Brief discussion followed.

Mr. Davenport asked if the email situation concerning Mr. Washington had been straightened out. Ms. Soetenga stated the problem might have been that another member of the Economic Development Department sent the email and perhaps it was sent to a spam filter. Ms. Soetenga stated she verified that the email was correct on the distribution list used, no correction was needed. Mr. Eicks stated he had it verified through the City IT department that it was sent correctly. Mr. Washington stated he never received it. Brief discussion followed.

MISCELLANEOUS

Meeting was adjourned at 5:18 pm.