

MINUTES

ANDERSON REDEVELOPMENT COMMISSION

September 19, 2023

PUBLIC MEETING

5:00 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
Joanna Collette, Non-voting Member

STAFF PRESENT

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

OHTERS PRESENT

Councilor Crumes, City Council
Doug Whitham, City Controller
Josh Castor, Water Dept
Ken de la Bastide, Herald Bulletin
Terry Truitt, Flagship Enterprise Center
Mark Brown, Central IN and Western Railroad
Mohammad, Harbaugh Construction
Angie Strickler, Citizen

OPEN PUBLIC MEETING

ROLL CALL AND DECLARATION OF QUORUM

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

MINUTES

Mr. Davenport moved to approve the August 8 and August 28, 2023 minutes as presented. Mr. Washington seconded. Motion passed unanimously; 4 yes, 0 no.

FINANCIALS AND INVOICES

Commission members reviewed financials and invoices.

Mr. Eicks made a motion to approve the bills totaling \$464,939.40. Mr. Davenport seconded. Motion passed unanimously; 3 yes, 0 no. Mr. Washington refrained from voting.

BUSINESS

ARC07-23 Resolution Authorizing Transfer of Certified Tech Park Funds to Flagship Enterprise Center

Mr. Winkler, Economic Development Director, stated ARC07-23 gives \$200,000 to the Flagship Enterprise Center (FEC) for partial reimbursement of an air conditioner totaling \$350,000 for use by the EnerDel Company. The company has since filed bankruptcy and FEC will not be able to recoup the cost due to the lease being broken. The funds were received from the State through the Certified Tech Park (CTP) to be used for capital improvements within the designated park area.

Mr. Washington asked if the funds are ARC funds. Mr. Winkler stated CTP funds originate from the State's collection of payroll and retail tax and is managed by redevelopment commissions. Discussion followed. Mr. Washington asked what areas of the City the funds could be used. Mr. Winkler stated only within the Certified Tech Park boundaries, which does not include the entire Flagship Industrial Park. Discussion followed. Mr. Winkler stated the CTP funds were originally capped at 5M, which the Commission has received and dispersed. In the last two years the City received an additional \$200,000. Mr. Winkler stated he does not know if that will continue. Brief discussion followed.

Mr. Eicks made a motion to approve Resolution ARC07-23 a Resolution Authorizing Transfer of Certified Tech Park Funds to Flagship Enterprise Center, as presented. Mr. Davenport seconded. Motion passed unanimously; 4 yes, 0 no.

Mr. McGhee entered the meeting. Discussion followed.

Councilor Crumes and Mr. McGhee asked for the names of FEC Board Members. Mr. Truitt, Director of FEC recited the names.

IWM Consulting Group – File review, Summary Phase 1 Assessment for Former GM Plant 10

Mr. Winkler presented a contract for Phase 1 and additional environmental work for the former Plant 10 site, west of Scatterfield. Mr. Winkler stated the contract totals \$7,000; \$2,000 for phase 1 and an additional \$5,000 for material and environmental consulting. Mr. Winkler stated the request is being made because a local company plans to construct a new manufacturing plant on site and needs a Phase 1, which most likely will lead to a Phase 11. This will enable the former GM property to be back in use and will enable a local company to expand. Discussion followed.

Mr. McGhee asked if there were funds left from the GM account and if that is where the funds will come from. Mr. Winkler stated, yes, that is where he would suggest.

Mr. McGhee made a motion to approve contract with IWM in amount of \$7,000.00 for Phase 1 Assessment for former GM Plant 10 as presented and Mr. Washington seconded. Motion passed unanimously; 5 yes, 0 no.

Gary McKinney services for Owner Questionnaire Phase 1 – Former GM Plant 10

Mr. Winkler stated he asked Mr. McKinney to go through old plant 10 environmental files for historical knowledge for potential phase II at the cost of \$500.00.

Mr. McGhee made a motion to approve contract with Gary McKinney for Owner Questionnaire relating to Phase 1 Assessment for former GM Plant 10 in the amount of \$500.00 as presented and Mr. Davenport seconded. Motion passed unanimously; 5 yes, 0 no.

Authorization for legal counsel to negotiate contract between ARC and Indiana Central Railroad for spur serving former Guide Plant 9

Mr. Winkler introduced Mark Brown, Indiana Central Railroad, who is asking the ARC to lease an ARC owned rail spur located on CSX yard just east of Madison Avenue and the viaduct, crossing Madison Avenue into the former Guide Plant 9 and allow them to refurbish the spur for additional traffic. Mr. Winkler stated a new company, Diversified Holdings, who deals in supplies and materials for pet food manufacturing, would rent space in the former Guide facility if the spur was made available to them. The company would bring

competitive wages and approximately 40 jobs. Mr. Brown briefed members on opportunity including need for 5 cars a week with potential of an eventual 15. The refurbished spur would serve both Diversified Holdings and Tru Cut. Discussion followed. Mr. McGhee asked if the lease could be \$100.00 per year. Mr. Brown agreed.

Mr. McGhee made a motion to authorize legal counsel to negotiate contract in good faith with Indiana Central Railroad for spur serving former Guide Plant 9 and Mr. Davenport seconded. Motion passed unanimously; 5 yes, 0 no.

ARC08-23 Resolution TIF Pledge for Water Main East 67th Street

Mr. Winkler briefed members on ARC08-23 concerning a TIF pledge for an upgrade of the water main crossing East 67th Street to serve a new Tru Hotel and additional commercial development to the east near ARC owned property; upgrade would be 8" to 12". Mr. Winkler stated the request is for half the cost of upgrade as Tru Hotel will pay the other half. Total project cost: \$131,744.50. Discussion followed.

Mr. McGhee asked if the ARC funded a water main several years ago in the same area. Mr. Winkler stated, yes, the engineer at the time only put in an 8 inch and should have put in a 12 inch. Mr. Castor, Anderson Water Department, stated currently no one will certify there is enough fire suppression in that area for additional development and the current pipe was laid 10 years ago. Discussion followed. Mr. McGhee asked if it would be prudent to go larger in size in anticipation of additional need. Mr. Castor said the problem is if you go too large there is not enough capacity to provide the pressure needed; 9" is optimal for current capabilities. Discussion followed.

Mr. Davenport made a motion to approve ARC08-23 a resolution pledging TIF for East 67th Street Water Main project and Mr. Eicks seconded. Motion passed unanimously; 5 yes, 0 no.

Mr. McGhee informed members of the nine ARC meetings conducted this year, five have been cancelled or moved. Mr. McGhee stated the ARC sets a certain date at the beginning of the year and having meetings on off days make it difficult for his schedule and perhaps the public as well. Ms.

Collette asked that the date not be on the second Tuesday of every month as the School Board meets as well and she can't attend. Discussion followed. Mr. Washington asked for meeting information one full week before scheduled meeting. Mr. Winkler stated there are some circumstances that wouldn't make that possible but he would do his best and would make himself available for any questions. Discussion followed.

ADJOURNMENT

Meeting was adjourned at 5:54pm.