

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION

Redevelopment Commission President Rich Leber called the October 5, 2016 meeting to order at 5:35 p.m. at the Griffith YMCA, 201 N. Broad Street, Griffith, Indiana.

ROLL CALL

Rich Leber, present
Susan Schaub, present
Rich Miller, present
Robert Kurtz, present

ALSO ATTENDING

Tom Wilchlinski - Economic Development Commission
Rick Ryfa - President of Griffith Town Council
Rex Sherrad - Austgen, Kuiper & Jasaitis
John Volkmann - Clerk - Treasurer Town of Griffith
Gus Parianos, Economic Development Commission
Jeff Bridges - Economic Development Commission

APPROVAL OF MINUTES

Commission member Rich Miller motioned to approve the minutes from the September 2016 meeting, seconded by Robert Kurtz. All in favor, motion carried.

APPROVAL OF CLAIMS

Claims - \$667.60 for August 16 to September 15, 2016 services by Austgen, Kuiper & Jasaitis P. C. Motion to approve by Susan Schaub, seconded by Robert Kurtz. All in favor, motion carried.

Claims - \$135.00 for Recording Secretary Becky Lamberta for recording at the August, September and October 2016 Redevelopment Meetings.

Claims – \$2,880.00 for Barnes and Thornburg for work on Menards project through August 31, 2016.

- New form for Façade Incentives, including bids and material costs for RDC review and financial support. New form was accepted and motion to approve by Susan Schaub, seconded by Robert Kurtz. All in favor, motion carried.

PUBLIC HEARING at 5:40 p.m.

Resolution for potential Menard's project.

Whereas, at the hearing (the "Public Hearing") held by the Commission on October 5, 2016, the Commission board head all person interested in the proceedings and considered any written remonstrances that were filed and all evidence presented; and

WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the Amendent and confirming the Declaratory Resolution, in accordance with Section 17 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the Town of Griffith Redevelopment Commission, as follows:

1. The Commission hereby reconfirms the findings and determinations set forth in the Original Resolution with respect to the Redevelopment Area, as previously amended.
2. After considering the evidence presented at the Public Hearing, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Declaratory Resolution.
3. After considering the evidence presented at the Public Hearing, the Commission hereby finds and determines that it will be of public utility and benefit to proceed with the Amendent, and the Amendment is hereby approved in all respects.
4. The Declaratory Resolution is hereby confirmed.
5. The Resolution constitutes final action, pursuant to Section 17(d) at the Act, by the Commission determining the public utility and benefit of the Amendent and confirming the Declaratory Resolution pertaining to the Redevelopment Area.
6. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Sections 17(d) of the Act.

Resolution 2016-41 with attached Exhibit A motion to approve by Susan Schaub, seconded by Robert Kurtz. All in favor, motion carried.

Resolution 2016-46 motion to approve by Rich Miller, seconded by Susan Schaub. All in favor, motion carried.

Resolution 2016-47 motion to approve by Susan Schaub, seconded Robert Kurtz. All in favor, motion carried.

OLD BUSINESS

- Twin Cade Facade Grant Reimbursement for signage, no update. \$5,000.00 potential rebate still pending. No update.
Golf Course Update: Rick Ryfa states new pipeline per NIPSCO starting 2018-2019.
- Big Box Update from AK&J: No update.
- G & G Hobby Application and billing \$5,000.00 for opening up alleyway and to help out Oberphalz Brewery. Motion to approve by Rich Miller, seconded by Robert Kurtz. All in

favor, motion carried.

Griffith Park Plaza:

- Potential \$20,000.00 reimbursement for facade program as property is on the corner of 45th and Elmer Street. Motion to approve by Rich Miller, seconded by Robert Kurtz. All in favor, motion carried.

Outstanding and Updated items from August 2016/past meetings:

China Koon - Per Susan Schaub the owner Kenny Situ has been waiting for the return of the asphalt pavers for the parking lot for work that hasn't been completed to date and the contractor cannot be located. Up to \$15,000.00 incentives to include landscaping and facade signage as property encompasses Broad and 45th Street.

New Business

- Breanna and Ed Stover interested in purchasing Bank Building for an event center/restaurant/wine bar and was interested in incentives. Rich Leber spoke with Breanna and let her know about the Façade and Signage Programs. Was unsure of other incentives, including parking at the vacant lot

south of the property. As property is on the corner of Main and Broad Streets can apply for up to \$20,000.00.

- Per Rick Ryfa Quality Car Repair on the corner of Ridge and Cline to turn in application for facade program.

There being no further business, Commission member Rich Miller motioned to adjourn the meeting at 6:30 p.m., seconded by Robert Kurtz. All in favor, motion carried.

Rich Leber, President

Don Wiltfong, Secretary

Beverly Lamberta, Recording Secretary