

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION

Redevelopment Commission President Rich Leber called the May 4, 2016 meeting to order at 5:30 p.m. at the Griffith YMCA, 201 N. Broad Street, Griffith, Indiana.

ROLL CALL

Robert Kurtz, present
Rich Leber, present
Susan Schaub, present
Don Wiltfong, present

ALSO ATTENDING

Rick Ryfa, Griffith Town Council
Gus Parianos, Economic Development Commission
Tom Wichlinski - Economic Development Commission
David Austgen - Austgen, Kuiper & Jasatis
George Jerome - Griffith Town Council
Shawn Graham - Edward Jones

APPROVAL OF MINUTES

Commission member Susan Schaub motioned to approve the minutes from the April 2016 meeting, seconded by Don Wiltfong. All in favor, motion carried.

APPROVAL OF CLAIMS

- Claims - Austgen, Kuiper & Jasatis for \$ 670.60 for legal services from March 16 through April 15, 2016.
- Motion to approve claim by Don Wiltfong seconded by Robert Kurtz. All in favor, motion carried.

OLD BUSINESS

- A motion was accepted for the owner of Quik Scripts to purchase the property on the corner of Lake Street and Broad Street for \$45,000.00 with \$5,000.00 earnest money. A purchase agreement will be drawn up by Austgen, Kuiper & Jasatis for review.
- Andy's Body Shop update: No update per David Austgen of Austgen, Kuiper & Jasatis.

Golf Course Update: Per Tom Wichlinski - designing levy in progress, then The Army Core of Engineers review to be completed June or July 2016.

- The 2016 Façade Program was approved at the March 2016 Meeting and the Program commenced that were included in the final approved draft approved by RDC members.
- LaSalle Steel Property – President Griffith Town Council President Rick Ryfa reported that the company is still interested in the property and is moving forward.

- Royal Brush in PACTIV building was visited by commission member Rich Leber. Plans to move all facilities to Griffith. Exterior Repairs were reviewed, Owner talked about plans along bike trail incorporating GHS Art Department.

David Austgen - Austgen, Kuiper & Jasatis discussed big box entities trying to appeal "property tax assessments" all over the State of Indiana. Dave Austgen suggested that Town officials prepare data and appraisals so that impact of TIF can be avoided by reduction in property taxes. David Austgen - Austgen, Kuiper & Jasatis will keep the commission informed. No update.

April 2016 Business Openings:

- The Edward Jones Investments opened Mid April 2016. Grand Opening in late May 2016.
- Charcuterie is in the process of getting in their photos, receipts and proposals for signage and door installations. The business opened in late April 2016.

Outstanding and Updated items from April 2016/past meetings:

- Barcades/Restaurant turned in their Application for Façade Assistance. The state has approved their business plan and renovations. Renovations are currently in progress.
- E-Motors was given to the end of March 2016 to provide a timeline to complete code violations and a plan to improve the façade of the building. Another e-mail sent, Sean reported that they are finalizing getting final bids to prepare for repairs in the near future.

Current Griffith Businesses interested/applying for the 2016 Façade/Grant Program

Dr. Robert Hall Chiropractic on 45th Street

Ben Mollin/Angel Hair Plaza – Dropped off application

Deans Landscaping for business complex they own on 200 block of North Main Street

Hometown Carpets - no application to date

NEW BUSINESS

Rich Leber reported that Moses Eyecare expansion may be moving forward.

Lou - mural painter - would like to finish end of mural at hobby shop and would finish the painting for \$1,000. Robert Kurtz to approve \$1,000.00 to finish mural at G & G Hobby - seconded by Don Wiltfong. All in favor, motion carried.

TIF - per David Austgen of Austgen, Kuiper & Jasatis notification to capture TIF moved from July 15, 2016 to June 15, 2016. Letters to Taxing Entities to be drafted by AK&J.

Town Council President Rick Ryfa proposed a meeting with developers of Griffith Park Plaza for plan and proposal for potential uses.

Town Council President Rick Ryfa reported that a Blues Festival will be held at Central Park July 2 & 3, 2016.

China Koon - new owners. Member of RDC or Town Council to visit and propose new signage.

Clean-up day for Griffith May 14, 2016. RDC to provide sponsorship of \$400.00.

There being no further business, Commission member Susan Schaub motioned to adjourn the meeting at 6:15 p.m., seconded by Robert Kurtz. All in favor, motion carried.

Rich Leber, President

Don Wiltfong, Secretary

Beverly Lamberta, Recording Secretary