

TOWN OF GRIFFITH  
REDEVELOPMENT COMMISSION

Redevelopment Commission President Rich Leber called the April 6, 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  
Rich Miller, 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  
Rex Sherrard - Austgen, Kuiper & Jasatis

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the minutes from the March 2016 meeting, seconded by Bob Kurtz. All in favor, motion carried.

APPROVAL OF CLAIMS

- Claims - Austgen, Kuiper & Jasitis for \$ 917.00 for legal services from February 16 through March 15, 2016.
- Claim - Beverly Lamberta, recording secretary in the amount of \$90.00 for March and April 2016 meeting attendance and minutes.
- Total amount of claims - \$ 1,007.00. Motion to approve all two (3) claims by Don Wiltfong, seconded by Rich Miller. All in favor, motion carried.

OLD BUSINESS

- Rich Miller reported that the owner of Quik Scripts made a formal offer on the property on the corner of Lake Street and Broad Street for \$45,000.00 with \$5,000.00 earnest money. Proposal to be drawn up by Austgen, Kuiper & Jasatis. Bid contingent on site condition reports. Motion to approve by Rich Miller, seconded by Bob Kurtz. All in favor, motion carried.
- Andy's Body Shop update: David Austgen of Austgen, Kuiper & Jasatis will have further discussion at May RDC meeting.

Golf Course - Tom Wichlinski from the LCRBC reported that engineers have been looking at the levee. The boring has been completed. Rick Ryfa reported that a report from the Engineering Firm on the soil conditions at the property is scheduled to be completed by June 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. Rex Sherrard of Austgen, Kuiper & Jasatis suggested adding waiver to the program to be discussed at the RDC May meeting.
- LaSalle Steel Property – Rick Ryfa to update at May RDC meeting.
- Royal Brush in PACTIV building will be visited by Gus Parianos, Economic Development Commission and Rich Leber. No appointment set up yet.

The Clerk-Treasurer has requested a meeting with AK&J and interested RDC members to define terms associated with TIF Districts, Allocation Areas and Redevelopment Areas to ensure we all understand and use mutually understood terms. David Austgen - Austgen, Kuiper & Jasatis handed out papers that define terms used for TIF items. The information will be reviewed.

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.

#### Outstanding and Updated items from March 2016/past meetings:

- The Edward Jones Investments Branch Owner reported that Contractors have finished construction of the office and the business would be opening Mid-Late April 2016.
- Barcades/Restaurant turned in their Application for Façade Assistance. The state has approved their business plan and renovations.
- The Automotive Repair Shop at the corner of Cline Avenue and Ridge Road was given a 2016 Façade Application; no update as of the date of the meeting.
- 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. No response.
- Charcuterie is in the process of getting in their receipts and proposals for signage and door installations. The business is expecting to open in the next two to three weeks.

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

Dr. Robert Hall Chiropractic on 45<sup>th</sup> Street  
 Ben Mollin/Angel Hair Plaza – Dropped off application  
 Deans Landscaping for business complex they own on 200 block of North Broad Street  
 Hometown Carpets - no application to date

#### NEW BUSINESS

Bank Building for sale at corner of Broad and Main Street.

There being no further business, Commission member Rich Miller motioned to adjourn the meeting at 6:20 p.m., seconded by Susan Schaub. All in favor, motion carried.

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Rich Leber, President

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Don Wiltfong, Secretary

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Beverly Lamberta, Recording Secretary