

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF MARCH 29, 2022

Commission President Larry Ballah called the March 29, 2022, meeting to order at 6:56 p.m. at the Griffith Town Hall 111 N. Broad Street, Griffith, Indiana.

Those in Attendance

Larry Ballah	Redevelopment Commission President
Richard Miller	Redevelopment Commission Vice President
Rick Ryfa	Redevelopment Commission Member
Tony Hobson	Redevelopment Commission Secretary
Melissa Robbins	Absent
Gina Smith	Clerk Treasurer

Election of Officers: Commission Member Rick Ryfa nominated Larry Ballah to be the Redevelopment Commission President, Commission Member Tony Hobson seconded the motion. All in Favor. Commission Member Tony Hobson nominated Rich Miller to be Vice President, All in Favor. Commission Member Rick Ryfa nominated Tony Hobson to be Redevelopment Secretary, Commission Member Tony Hobson nominated Melissa Robbins for Secretary, by rules everyone must vote on the first nominee which is Tony Hobson, majority rules.

Also in Attendance:	
Steve McDermott	Building Commissioner
Parker Criswell	Reedy Financial Group via Zoom

Approval of Minutes: Redevelopment Commissioner Member Rick Ryfa motioned to approve February 22, 2022, Minutes, Redevelopment Commission Member Tony Hobson seconded the motion. All in Favor.

Reports: Parker Criswell gave the Tif Financial Summary which included overview of requirements, financials, indebtedness reports, and parcel listings which is attached. Commission Member Rick Ryfa made a motion to accept the report and authorize Reedy to upload to Gateway and present it to the Town Council. Commission Member Tony Hobson seconded the motion. All in Favor.

Appropriations: Clerk Treasurer Gina Smith presented a correction from February's bills, also a bill from Cheek 2 Cheek in the amount of \$3057.98. and from Reedy Financial Group in the amount of \$2692.60. Commission Member Rick Ryfa made a motion to approve, Commission Member Tony Hobson seconded the motion. All in Favor.

New Business:

Facade/Sign Improvements:
45th Street Tattoo

Commission Member Tony Hobson stated on 45th Street Tattoo we approved to pay for 1/2 of the improvement work has been done the total is \$3611.25. Commission Member Tony Hobson made a motion we pay \$1805.62, Commission Member Rich Miller seconded the motion. All in Favor.

Ridge Road Plaza

Commission Member Rick Ryfa stated we gave them 50% of what we authorized to pay them the rest would be paid upon completion. Commission Member Rick Ryfa made a motion for the Redevelopment Commission President to make a final review of pictures and paperwork and authorize another 10% as the remaining funds due. Commission Member Tony Hobson seconded the motion. All in Favor.

Pending Items:

Franklin Center:

Commission Member Rick Ryfa stated that they notified the Town Council that the Redevelopment Commission voted to not accept the deeding of the property based on that fact that there is no money in budget, and they couldn't take the risk of something going wrong with the building. The Council looked at other alternatives and will be presenting it in the March meeting. Commission President Larry Ballah questioned the appraisals on the building and how long they were good for Commission Member Rick Ryfa stated they were good until May 2022.

Resolution 2022-16

Resolution Authorizing the Town of Griffith to accept and award bids for the solar farm project to be located on the property commonly known as the Old Golf Course. Commission Member Tony Hobson made a motion to adopt Resolution 2022-16. Commission Member Rich Miller seconded the motion. All in Favor,

Golf Course appraisals:

Commission Member Rick Ryfa stated that we have the plenary appraisal in, and we should have the final sometime

next week, and they also determine if the Redevelopment Commission wants to sell the cell tower and billboard. The American Tower lease does expire December 1, 2024.

Final Purchase Agreement:

Commission Member Rick Ryfa made a motion to reaffirm the authorization for the Redevelopment President to enter into the purchase agreement on behalf of the Redevelopment Commission for the property. Commission Member Tony Hobson seconded the motion. All in Favor.

Pending Items:

Franklin Center:

Commission Member Rick Ryfa stated that there is some communications from the Town Council they are looking at a report that was done from RQAW over a decade ago things are not better, many things stood out in the report which is part of the reason the school wanted to dispose of the building at the time, RQAW is going to be giving a proposal for a desktop analysis which they will come in a see if anything's has changed, the building is full of asbestos and would be quite expensive to do mediation to in order to have tenants in there.

Griffith Park Plaza:

Commission Rick Ryfa stated Police Chief Mance has had a lot of communications with the owner of the property demanding the deficiencies be corrected.

Restaurant Depot:

Reedy Financial stated it will start generating revenue for the town in 2023.

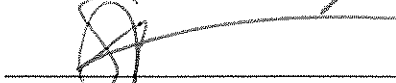
Public Comment:

None

Meeting closed at 7:19 p.m.



Rich Miller – Vice President



Tony Hobson Secretary



Michelle Sims- Recording Secretary