

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION

Redevelopment Commission President Rich Leber called the September 9, 2015 meeting to order at 5:30 p.m. at the Griffith Franklin Center, 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

George Jerome, Clerk Treasurer
Gus Parianos, Economic Development Commission
Mike Shaver, Wabash Scientific
Rex Sherrard, Austgen, Kuiper & Jasaitis
Jim Marker, Town Council

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the minutes from the August 2015 meeting, seconded by Susan Schaub. All in favor, motion carried.

APPROVAL OF CLAIMS

- 1) Claim for Austgen, Kuiper & Jasaitis for \$1000.00 for law services through August 15, 2015. Motion to approve by Rich Miller, seconded by Don Wiltfong. All in favor, motion carried.
- 2) Claim to Tricia Kistler for \$45.00 for Recording Secretary minutes for August 2015. Motion to approve by Don Wiltfong, seconded by Bob Kurtz. All in favor, motion carried.
- 3) Reimbursement to Richard Leber for new recorder in the amount of \$42.79, to be used for redevelopment Meetings. Motion to approve by Susan Schaub, seconded by Don Wiltfong. All in favor, motion carried.
- 4) Green & Kuchel sent a reminder letter for payment in the amount of \$376.90 for costs associated with making copies of records that was RDC property. The cost was denied at the July 2015 meeting. Motion by Rich Miller to send letter drafted by Austgen, Kuiper & Jasaitis denying payment to Green & Kuchel, seconded by Susan Schaub. All in favor, motion carried.
- 5) Claim to Robinson Engineering in the amount of \$6096.00 for a study report for Redevelopment Options for the GriffPark Plaza. Motion to approve by Susan Schaub, seconded by Bob Kurtz. All in favor, motion carried. Susan Schaub asked to be on the record with a comment that the Commission should be cautious as to perhaps double paying separate companies for same/similar work effort on the TIF/marketing and similar functions. Rich Leber said that hereafter a Commission member will attend Council Meetings, 1st and 3rd Tuesdays monthly. The attendee will report back to the Commission as to matters in The Council relating to The Redevelopment Commission.

OLD BUSINESS

Rich Leber informed the Commission that the new metal and digital sign being installed at Ridge Road and Broad Street should be completed in about 10 days. Storage of the second sign needs to be addressed. Investigation of possible sites for the second sign is ongoing. Rich Leber will oversee installation. The electrician called for line locating at the initial plan to put in a sign. Jim Marker recommended that the location of lines will need to be performed again, within 48 hours of digging.

George Jerome was asked if any inquiries had been made about the property at Broad Street and Lake Street; George Jerome reported that two inquiries total have been made thus far on the property.

Robert Bubala has reported that the softball park lease agreement had been signed. The soccer lease was not signed in 2015 as the soccer fields were unplayable due to pipeline construction that was completed earlier in the summer that requires re-sodding and re-grading of the playing surfaces.

Rich Leber has asked Lake County Economic Alliance for a meeting to include Rick Ryfa. Status of a possible meeting is not yet known.

Fagen Miller Funeral Home work is mostly complete. A completed file from Fagen Miller not yet submitted for payment. Rich Miller reported that the business is likely waiting for cancelled checks. This topic will be re-visited at next meeting.

Lady's Gourmet Popcorn has completed their application for façade/other help at her new location. This application includes renderings and several bids for work. Rich Leber notes that he informed Lady's Gourmet Popcorn as to our agreement to reimburse her for up to \$15,000.00. Lady's Gourmet Popcorn awaits final lease.

Rich Leber and Susan Schaub visited the nearly complete mural at G&G Hobbies. After consulting together with the artist it was decided that a few additional details will be added. Clear coat is the final step. A resident asked about cars parking at the wall. Larry Gradek said that cars leave the parking area quickly. George Jerome commented that Larry might change to angled parking in the future which would help exits and wall blocking.

Andy's Body Shop update: Rick Ryfa mentioned to Rich Leber that all communications will go between Lawyers going forward. Rex Sherrard of Austgen, Kuiper & Jasaitas reported that Andy's Auto Body had until Monday, September 14, when the owner could respond to the offer to buy.

EMotors update: The business was silent due to personal health issues by Owner's Manager. Code enforcement has visited the business to inform the business of multiple violations. The business is basically a warehouse/internet packing site. Originally they were approved for other uses. They have asked for help with façade work. Rich Leber asked for member opinions as to providing façade help to a business with ongoing violations. No funds can be granted while citations are active. George Jerome questioned if citations were issued? Rich Leber will check with code enforcement at Town Hall to review current citation status and discuss further at next meeting.

OLD BUSINESS (continued)

Mapping and Parcel I.D is substantially complete, according to Austgen, Kuiper & Jasaitis. Austgen, Kuiper & Jasaitis reviewed in detail specific changes, including information regarding County errors. Austgen, Kuiper & Jasaitis was given authority to review and proceed to fix errors with the County. After discussion the members asked Austgen, Kuiper & Jasaitis to complete the TIF changes by December 31, 2015. The anticipated cost for the major undertaking to correct, improve the entire original TIF changes was reviewed.

Mike Shaver of Wabash Scientific reviewed the Golf Course marketing recommendations. Downtown and GriffPark Plaza were also presented in detail. The need for development standards for all three areas is important and will be discussed with members.

Mike Shaver of Wabash Scientific reviewed the details of how some parcels reduce TIF value. Mr. Shaver explained the approach to correcting and gaining the best value for our district. Motion was made by Susan Schaub to continue with TIF district parcel review and corrections, seconded by Don Wiltfong. All in favor, motion carried.

- 1- Austgen, Kuiper & Jasaitis will add TIF district as reviewed by December 31, 2015 if at all possible.
- 2- Austgen, Kuiper & Jasaitis is given approval to pursue County Assessor for investigation of errors and changes.
- 3- Pactiv will be removed from the TIF district. Result will not be known for a calendar year.

NEW BUSINESS

Rich Leber introduced Ms. Becky Lamberta as the new Redevelopment Commission secretary.

Griffith Lawyer Dan Calhoun inquired as to façade assistance. Paperwork was hand delivered to Mr. Calhoun. Rich Leber noted that a new awning would need to fall within overall town design. Verbal, preliminary approval was granted.

There being no further business, Commission member Don Wiltfong motioned to adjourn the meeting at 6:40 p.m., seconded by Robert Kurtz. All in favor, motion carried.

Rich Leber, President

Don Wiltfong, Secretary

Beverly Lamberta, Recording Secretary