

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
AUGUST 5TH, 2015

Commission President Rich Leber called the August 5th, 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, absent
Susan Schaub, present
Don Wiltfong, present

ALSO ATTENDING

Dave Austgen, Austgen, Kuiper & Jasaitis
Jeff Bridges, Economic Development Commission
George Jerome, Clerk Treasurer
Gus Parianos, Economic Development Commission
Gerry Potacki, Griffith School Board
Rick Ryfa, Town Council
Mike Shaver, Wabash Scientific
Rex Sherrard, Austgen, Kuiper & Jasaitis
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the minutes from the July 1st, 2015 meeting, seconded by Robert Kurtz. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Susan Schaub motioned to approve one claim payable to Austgen, Kuiper & Jasaitis in the amount of \$2,041.75, seconded by Robert Kurtz. All in favor motion carried. Commission member Susan Schaub motioned to approve one claim payable to E-Lion in the amount of \$1,500.00, seconded by Don Wiltfong. All in favor, motion carried. Commission member Susan Schaub motioned to approve one claim payable to Robinson Engineering in the amount of \$2,928.50, seconded by Robert Kurtz. All in favor, motion carried. Commission member Robert Kurtz motioned to approve one claim payable to Tricia Kistler in the amount of \$315.00, seconded by Don Wiltfong. All in favor, motion carried.

OLD BUSINESS

Rich Leber informed the commission that the digital sign for Ridge Road and Broad Street is in the final production phase. Final approval should be completed by the end of the week. Tom Anderson of A&E Electric will be the electrician and will contact Rick Konopasek regarding the electric feed.

Rich Leber reported that there is a severe crack on the west corner of the Pactiv building. Mr. Jerome suggested he contact Jack Reyome, Veronica Horka and Greg Mance.

Rich Leber asked Mr. Jerome if any inquiries have been made on the property at Broad and Lake Street. Mr. Jerome reported that he has had two recent inquiries and told those interested that the town will entertain proposals and schedules for development.

Rich Leber said that the murals on Broad Street is complete and the area will be landscaped in the near future. The mural at G & G Hobbies is now in progress.

There has been no update on the Softball and Soccer agreements. Mr. Leber will follow up with Sue Hoese.

Rich Leber said that Don Kolobowski from the Economic Alliance was supposed to schedule a meeting with Mr. Ryfa. Mr. Ryfa responded that he has not heard from him.

Mr. Ryfa reported on the golf course property and said the form 408 permit application has been submitted and a realistic timeframe would be 18 months. Mr. Ryfa mentioned that he, George Jerome and Rich Leber met with a prospective client for the golf course property. His plans are to seriously market the property in 2016.

Mike Shaver said that the golf course property is the target area. He will be creating a plan with different target areas and how these sites compete with others in the area. The goal is to create data that amplifies marketing.

Mr. Shaver also commented on the TIF management program. The goal is to integrate plans to simplify the management of the program. As of now, it appears there is approximately a \$30,000-\$40,000 loss in assessed value, therefore, the first step is to remove the losses. Mr. Shaver would like comments from the Redevelopment Commission at the September meeting in regards to what upcoming projects are envisioned.

Attorney Dave Austgen submitted documents and appraisals for Andy's Body Shop. The lower appraisal considered the property not suitable for re-use, and the higher appraisal was based on the approval of a B2 or similar business. Neither appraisers were allowed access to the building. Because of the wide range in the amount of the appraisals, Attorney Austgen suggested making an offer based on the median of the two appraisals. A letter to the owners invites them to contact the town regarding an offer to purchase. Jeff Bridges agreed to contact the owners to discuss this matter. Rick Ryfa asked if

this will be handled through the Redevelopment Commission or the Town Council. Mr. Austgen suggested it be handled through a Town Council Executive Session. Mr. Leber asked for an update on the Comprehensive Plan. Mr. Shaver explained that the Economic Development Plan will be part of the Comprehensive Plan.

Commission member Susan Schaub informed the commission that Moses Eyecare is interested in a larger building. She asked if any members are aware of a vacancy suitable to keep her informed.

NEW BUSINESS

Rick Ryfa was contacted by the proprietors of of Lady's Gourmet Popcorn in regards to the Commercial Revitalization Program. The Popcorn Store will be relocating to 118 N. Broad Street and is requesting funds for an exterior and interior remodel. Mr. Ryfa was also contacted by a prospective businesses interested in the property located at 108 N. Broad Street who is interested in the program. Commission member Don Wiltfong motioned to approve matching funds no greater than \$10,000.00 for the interior remodel and an exterior grant no greater than \$5,000.00. Mr. Kurtz seconded the motion. All in favor, motion carried.

Tom Wichlinski has been approached by someone with an interest in senior multi-residential living. Mr. Jerome explained that there are properties in town that may be suitable.

Commission member Susan Schaub's sister will be the new recording secretary for the Redevelopment Commission. She will begin at the September meeting. Due to the closeness of the holiday and members travel plans, the meeting will pushed back a week to Wednesday, September 9th, 2015. Mrs. Schaub will contact the press.

There being no further business, Commission member Don Wiltfong motioned to adjourn the meeting at 6:27 p.m., seconded by Mr. Kurtz. All in favor, motion carried.

Rich Leber, President

Don Wiltfong, Secretary

Tricia Kistler, Recording Secretary

