

TOWN OF GRIFFITH  
REDEVELOPMENT COMMISSION  
JUNE 3<sup>RD</sup>, 2015

Commission President Rick Leber called the June 3<sup>rd</sup>, 2015 meeting to order at 5:35 p.m. at Griffith Franklin Center, 201 N. Broad St., Griffith, Indiana.

**ROLL CALL**

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

**ALSO ATTENDING**

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

**APPROVAL OF MINUTES**

Commission Member Don Wiltfong motioned to approve the minutes from May 6<sup>th</sup>, 2015, seconded by Rich Miller. All in favor, motion carried.

**APPROVAL OF CLAIMS**

Susan Schaub motioned to approve one claim to Broad Street Studios in the amount of \$300.00 and one claim to Austgen Kuiper and Jasaitis in the amount of \$4,649.25. Don Wiltfong seconded the motion. All in favor, motion carried.

**OLD BUSINESS**

Rich Leber informed the commission that the sign at Broad and Main needs final signatures by the Town Council. Decisions need to be made in regards to the operation of the sign, what is allowed to be advertised, who will wire the sign, and landscaping around the sign. Rick Ryfa said to hire A & E Electric for the wiring.

Susan Schaub reported that the contact information sign is now up at the corner of Broad Street and Lake Street.

The dialysis center located on the 900 block of Broad is currently underway.

At this time there are no updates on the progress of Fagen Miller. Rich Miller will contact the owner.

Rich Leber asked if the payment to New Supplies in the amount of \$2,938.20 has been paid.

Rich Leber mentioned that other businesses are requesting murals on their buildings. He suggested having a study session to determine guidelines on murals. Don Wiltfong said that the Redevelopment Commission made the request for the Gun Shop and G & G Hobby murals in order to promote the town. He doesn't feel it should be open to all businesses. At this time, the only additional request has been from Bridges Scoreboard. Susan Schaub feels Jeff Bridges deserves a response. Mr. Ryfa will speak with Jeff Bridges.

Susan Schaub received the covenant and contracts from both E-Lion and Larry Gradak. Mr. Gradak asked that during the 10 year covenant, who is responsible for any unforeseen damage to the mural. Attorney Austgen said that the town would be responsible for the surface not the structure.

Rich Leber has not met with the Lake County Economic Alliance. Rick Ryfa would like for the new Building Commissioner to sit in the meeting. Mr. Leber will set up a meeting later on in the month. The Lake County Economic Alliance offered to train the new Building Commissioner on Economic Development.

Attorney Austgen submitted a contract agreement for legal services for the parcel acquisition for Andy's Body Shop. Mr. Wiltfong motioned to approve the contract agreement, seconded by Bob Kurtz. All in favor, motion carried. Once the contract is signed, Austgen Kuiper & Jasaitis will order the appraisals for the property. The appraisals should be completed within thirty (30) days.

Rich Leber sent a letter on May 24<sup>th</sup>, 2015, to Carol Green-Fraley requesting all documents be turned over to the Clerk Treasurer's Office within the next two weeks. Rich Leber will follow up with George Jerome.

Rex Sherrard presented updated TIF map revisions. Glen Park and the Arobogast industrial area had been added and the petroleum fields have been deleted. Mr. Sherrard is collecting parcel numbers for legal descriptions from the county.

Mr. Shaver said the county is not happy that so many parcels are included in the TIF area. Mike Weiser from the county told Mr. Shaver that if we would select specific parcels that we want in the TIF area, it would be simpler for them to track and we would end up with more tax increment. Mr. Shaver explained that in order to optimize revenue you must look at plus and minuses. Rick Ryfa mentioned that both Pocket Billiards and Pactiv have decreased in assessed value. Mr. Austgen explained that now he is wrapping his arms around the whole area, but they will manipulate the map and take away any negative parcels. Mr. Shaver stressed the importance of tracking and managing all parcels in a TIF Area to assure all TIF monies are being collected.

## **NEW BUSINESS**

Rich Leber and Gus Parianos met with E-Motors. They informed them that maintenance is not eligible for the Commercial Revitalization Program. Mr. Leber has not heard back from them. Mr. Ryfa stated that E-Motors is currently being cited for violations, therefore, no funding will be available until they correct the violations.

Mike Shaver informed the Redevelopment Commission that the traffic count on North Cline Avenue is approximately 95,000 cars per day. He explained that this is a tremendous marketing advantage. Griffith also has hundreds of acres of industrial land. Mr. Shaver recommended creating economic development packages to promote industrial development and green space availability. The State of Indiana receives 15 to 20 inquiries per week regarding developable land, but they have no information on the Town of Griffith in their data base. He explained that the golf course property is the last piece of open real estate in the area with prime access to 80/94. Mr. Shaver would like to work with the new Building Commissioner on redeveloping the Griffith Mall, as well as, developing the golf course property. He feels that the town has a tremendous opportunity in front of us.

Rick Ryfa said that it will take 18 months to 2 years prior to developing the land at the golf course. Wetland delineation will need to take place, followed by moving the levy. Mr. Austgen said that the Redevelopment Commission will need to decide what their vision is for the golf course property. He said marketing the property is huge, but warned not to get locked in on deadlines.

## **FOLLOW UP**

Rich Miller will check on Fagen Miller and the status of their Commercial Revitalization Program.

Rick Ryfa will speak with Jeff Bridges regarding a mural on his building.

There being no further business, the meeting adjourned at 6:49 p.m.

Attorney Dave Austgen will order appraisals for Andy's Body Shop.

Rich Leber will schedule a meeting with the Lake County Economic Alliance.

Rich Leber will follow up with George Jerome regarding the document request to Carol Green-Fraley.

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Rich Leber, President

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Tricia Kistler, Recording Secretary

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Don Wiltfong, Secretary