

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MARCH 4TH, 2015

Commission President Rich Leber called the March 4th, 2015 meeting to order at 6:30 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, Attorney
George Jerome, Clerk Treasurer
Don Koliboski, LC IN Economic Alliance
Gus Parianos, Economic Development Commission
Gerry Potacki, Griffith School Board Member
Rick Ryfa, Town Council Member
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Bob Kurtz motioned to approve the minutes from February 4th, 2015, seconded by Don Wiltfong. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Susan Schaub motioned to approve one claim payable to Green & Kuchel in the amount of \$2,061.20 and one claim payable to Wiltjer Excavating in the amount of \$18,000.00. Don Wiltfong seconded the motion. All in favor, motion carried.

ANNOUNCEMENTS

Rich Leber introduced Attorney Dave Austgen to the Redevelopment Commission. Rich Miller motioned to retain Mr. Austgen as attorney for the Redevelopment Commission, seconded by Bob Kurtz. All in favor, motion carried.

NEW BUSINESS

Mr. Don Koliboski, Vice President of Economic Development for the Lake County IN Economic Alliance, gave a lengthy presentation explaining the functions of LCEA. LCEA focuses on bringing projects to communities to strengthen the economic base of NWI. Mr. Koliboski expressed how new development at the Griffith Golf Course property would impact the entire community. He has been in contact with multiple parties that are interested in the property and explained how critical timing is. He discussed tools and information that the LCEA has available and is willing to share with the town. There is demographic information that he could make available as a link on our town website, as well as another link that would list all available properties throughout town. He is also willing to provide service and training to the new building commissioner. As of now, LCEA is being funded by LC Commissioners, City of Hammond, City of Gary, East Chicago and the City of Whiting. LCEA will be holding their first annual meeting on March 19th at the Welcome Center. Both Susan Schaub and Don Wiltfong volunteered to attend the first meeting.

OLD BUSINESS

Rich Leber received paperwork and invoices from Pokro's Brewery. He has given them to George Jerome for verification. He explained that most of their remodeling was due to their ADA compliant issue.

Tom Wichlinski reported that Wildrose Brewery should have received their final inspection last week. Their next step would be an inspection by the Health Department. An additional \$15,000.00 will be given to Wildrose Brewery once the business is officially open.

Rich Leber is still waiting for a letter from Valdez Engineering regarding the electrical sign to be installed at Broad Street and Ridge Road. He said the fabrication for the sign is approximately 6-8 weeks.

Susan Schaub informed the commission that E-Lion is currently working on a board for G&G Hobbies.

Rich Leber, George Jerome and Mike Shaver went to the county to research the TIF areas. Mr. Leber would like to get a better grip on the Redevelopment Commission's financial status before re-opening the Commercial Revitalization Program. Attorney Dave Austgen stressed the importance of having a staff member on top of the TIF Districts and recommended a semi-annual review with the county. Currently, Mike Shaver is working to get the town's TIF management under control.

Attorney Mike Austgen asked if the Redevelopment Commission has a plan as to where the TIF dollars are committed. Rick Ryfa would like a plan in place by July 1st, 2015.

Rick Ryfa questioned the timeline for having the new dialysis center located on the 900 block of Broad Street and the property located on the SE corner of Broad and Lake St. to be placed in a TIF Area. Mr. Austgen said it would take approximately 3 months. Rick Ryfa asked that the bid opening for the Broad and Lake property be postponed until May. Rich Miller motioned to amend Resolution 2015-4 to

change the bid opening date to May 6th, 2015, seconded by Bob Kurtz. All in favor, motion carried. Rich Leber will contact Tom Pitman to make the necessary changes to Resolution 2015-4.

Rich Leber has been contacted by Rob Bubala of the Griffith Park Department asking to have the goal posts from the High School installed at South Park for Pop Warner. Rick Ryfa mentioned that as of today, the park department is currently out of lease. Rich Miller commented that Griffith Girls Softball does not have a current lease either. Rick Ryfa asked Attorney Dave Austgen to revise the lease making all properties available to residents throughout the year. Rich Leber will contact Rob Bubala informing him that as of now, the lease is month to month until the revision is complete.

Rick Ryfa submitted an invoice for the paving of the VFW parking lot due to storm drainage issues. Mr. Ryfa asked if the Redevelopment Commission could help with the payment. Because it is on private property, Mr. Austgen does not recommend the Redevelopment Commission paying any portion of the invoice.

FOLLOW UP

Susan Schaub & Don Wilfong will attend the first Annual LC IN Economic Alliance meeting on Thursday, March 19th.

George Jerome will verify the invoices from Pokro's Brewery

Rich Leber will contact Tom Pitman regarding the change of date for bid acceptance for the property located on the SE corner of Broad Street & Lake Street

There being no further business, the meeting adjourned at 8:45 p.m.

Rich Leber, President

Don Wiltgong, Secretary

Tricia Kistler, Recording Secretary

