

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF FEBRUARY 4TH, 2015

Commission President Rich Leber called the February 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

George Jerome, Clerk Treasurer
Gus Parianos, Economic Development Commission
Rick Ryfa, Town Council Member
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Rich Miller motioned to approve the minutes from January 7th, 2015, with corrections noted. Susan Schaub seconded the motion. All in favor, motion carried.

APPROVAL OF CLAIMS

None

ANNOUNCEMENTS

Rich Leber announced that Oberpfalz Brewery is now open.

OLD BUSINESS

Rich Leber has been in contact with Wildrose Brewery. Wildrose has been approved for reimbursement of \$15,000.00 and an additional \$15,000.00 when they open.

Rich Leber received invoices from Pokro's Brewery totaling \$26,500.00 for interior work completed in order to make restrooms ADA compliant. Rick Ryfa requested the dates on the invoices be checked. There should be no reimbursement for repairs done prior to the date of the application. Susan Schaub said this was discussed at an earlier meeting and they were approved for \$10,000.00. Rich Leber will forward all invoices to George Jerome prior to reimbursement.

Rich Leber informed the commission that Carol Green-Fraley submitting a decision in writing regarding the Spitz & Miller/Knight Insurance Commercial Revitalization Program. According to Indiana statute, there is an element of risk due to Mr. Miller serving on the Redevelopment Commission. Approving the reimbursement would not be in the best interest of the Redevelopment Commission.

Rich Miller contacted Manny Papadakis regarding his property located at 101 N. Griffith Blvd. Mr. Papadakis will be turning in his reimbursement paperwork shortly.

George Jerome informed the commission that Mike Shaver said the downtown area assessed values are too high to create a TIF area. He also said that Griffith Billiards has declined in value. Mr. Shaver suggested that both the Economic Development Commission and Building Commissioner create a relationship with Mike Weiser to help determine what properties should be taken out of the TIF areas. Rich Leber offered to meet with Mike Weiser regarding the TIF area in the Economic Development Area.

Both Rich Leber and Rich Miller spoke with Tom Pitman regarding the vacant property at 245 N. Broad Street. Mr. Pitman created Resolution 2015-4, A Resolution of the Griffith Redevelopment Commission Regarding Disposition of Property. This resolution will allow the property to put up for bid. Rick Ryfa asked the Redevelopment Commission to authorize a purchase price. Don Wiltfong motioned to have the purchase price of no less than \$44,900.00, seconded by Susan Schaub. All in favor, motion carried. Mr. Miller strongly suggested that the verbiage of Resolution 2015-4 state specifics regarding the timing of completion of construction on the property. George Jerome asked the Redevelopment Commission to advertise for a special meeting in order to discuss the specifics of the purchase agreement and for the attorneys to firm up the language in Resolution 2015-4. Rich Leber will contact Mr. Pitman to schedule a special meeting.

Susan Schaub presented a rendering for the mural along the bike trail. The cost for the mural is \$3,000.00, and the contractor, E-Lion, is requesting a down payment of \$1,500.00. George Jerome asked Mrs. Schaub to send an email to the Griffith Town Council to modify the ordinance regarding painting on the side of buildings. Mrs. Schaub questioned members of preference of block or script letters and 3-D for flat paint. The commission decided upon block letters and flat paint. Don Wiltfong recommended the letters be outlined. Commission member Rich Miller motioned to approve the \$1,500.00 down payment, seconded by Don Wiltfong. All in favor, motion carried.

NEW BUSINESS

Rich Leber announced that Carol Green-Fraley has resigned as the Redevelopment Commission attorney. Mr. Ryfa recommended Attorney Dave Austgen as a replacement. Mr. Leber will contact Mr. Austgen to possibly set up an interview during the special meeting.

FOLLOW UP

Rich Leber will forward all invoices from Pokro's Brewery to George Jerome.

Rich Leber will meet with Mike Weiser regarding the TIF and Economic Development Areas.

Rich Leber will schedule a special meeting to discuss Resolution 2015-4 and meet with Attorney Dave Austgen.

Susan Schaub will email the Griffith Town Council regarding the modification of the ordinance concerning mural paintings on building.

There being no further business, the meeting adjourned at 7:30 p.m.

Rich Leber, President

Don Wiltfong, Secretary

Tricia Kistler, Recording Secretary