

TOWN OF GRIFFITH  
REDEVELOPMENT COMMISSION  
MEETING OF JANUARY 7<sup>TH</sup>, 2015

Commission President Rich Miller called the January 7<sup>th</sup>, 2015 meeting to order at 6:30 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 Wiltgong, present

**ALSO ATTENDING**

Carol Green-Fraley, Attorney  
George Jerome, Clerk Treasurer  
Gus Parianos, Economic Development Commission  
Gerry Potacki, Griffith School Board  
Rick Ryfa, Town Council Member  
Tom Wichlinski, Economic Development Commission

**ELECTION OF OFFICERS**

Rich Miller asked for the nomination of officers. Susan Schaub nominated Rich Leber as President, Bob Kurtz nominated Susan Schaub as Vice President, and Bob Kurtz nominated Don Wiltfong as Secretary. All in favor, nominations stand.

**APPROVAL OF MINUTES**

Commission member Don Wiltfong motioned to approve the December 3<sup>rd</sup>, 2014 minutes, with the correction of a typographical error. Susan Schaub seconded the motion. All in favor, motion carried.

**APPROVAL OF CLAIMS**

Commission member Don Wiltfong motioned to approve four (4) claims payable to Green-Kuchel totaling \$2,374.71. Rich Miller seconded the motion. All in favor, motion carried.

**ANNOUNCEMENTS**

None

## **OLD BUSINESS**

Susan Schaub questioned the outstanding invoices for the Commercial Revitalization Program. President Rich Leber suggested a budget meeting to discuss the applicants still in progress and also determine what funds will be available for 2015.

Rich Miller explained that Millie Andric of Studio 4 failed to submit all of her receipts for the Commercial Revitalization Program. She is requesting an additional payment of \$1,175.00. Susan Schaub motioned to approve the additional reimbursement, seconded by Don Wiltfong. All in favor, motion carried.

Rich Miller received an application for E Motors, however, at this time the program has been suspended. Tom Wichlinski said that they may be eligible for the 2015 program. The application included quotes for painting and doors. Rich Leber suggested waiting until the budget meeting to see what funds will be available for 2015. Rich Leber will meet with E Motors and report to the Redevelopment Commission at the February 2015 meeting.

Tom Wichlinski reported that Pokro's Brewery has their inspection with the health department scheduled. Oberpfalz Brewery has brewed 5 barrels and plans on opening by the end of January.

Rick Ryfa said that Wildrose Brewery is near completion and is requesting to be reimbursed for their interior and exterior work. Rich Miller explained that the Redevelopment Commission has not received any receipts from Wildrose Brewery. Rich Leber will contact Wildrose Brewery to begin the reimbursement process. Rick Ryfa reminded the Redevelopment Commission that businesses should not receive full reimbursement until the business is open.

Tom Wichlinski asked if there are plans for paving Ridge Road. Mr. Ryfa explained that the Town Council is checking to see if funding is available.

Rich Leber reported that he has sent a sketch and plans for the proposed sign to Valdez Engineering and is waiting for a response.

Rich Leber questioned Tom Wichlinski about the status of the Pactiv building. Tom said that an offer has been made, but had no further information. Rick Ryfa said that Carlos Cesare of Pockets Billiards is requesting a \$200,000.00 commitment to rehab the Pactiv building, but has no certain plans at this point. Mr. Ryfa will refer Mr. Cesare to Mike Shaver.

Mr. Ryfa informed the Redevelopment Commission that Christopher Burke is working on the golf course property to determine the amount of developable property. Mr. Ryfa is also checking into prospective developers.

Rich Leber questioned Carol Green-Fraley about the letter of opinion regarding the Spitz & Miller/Knight Insurance Commercial Revitalization Program. She explained that she is still going through State Board of Accounts audits and will have an opinion next meeting. Rick Ryfa mentioned that a new law took effect within the last year or two and told Carol she may want to speak with Tom Pitman of Barnes & Thornburg.

Rick Ryfa questioned the status of the property located on SE corner of Broad Street and Lake Street. Carol Green-Fraley reported that the assessed value of the property is \$35,000.00 and is currently not in

a TIF District. Rick Ryfa asked that the Redevelopment Commission allow Tom Pitman of Barnes & Thronburg to represent the Commission with the advertisement and listing of the property. Commission member Susan Schaub motioned to allow Tom Pitman of Barnes & Thronburg to advertise, accept bids and enter into real estate contacts on behalf of the Redevelopment Commission. Commission member Bob Kurtz seconded the motion. All in favor, motion carried.

Rick Ryfa asked Carol Green-Fraley if she had confirmed that the Redevelopment Commission is receiving TIF money from Pockets Billiards. Mr. Ryfa will contact Mike Weiser for further information.

## **NEW BUSINESS**

Susan Schaub asked for contact information regarding the beautification of the Griffith Town Hall & Police Station. Rick Leber directed her to the Imagine Griffith Committee. George Jerome said the Economic Development Commission has funds available for a beautification project.

Mrs. Schaub also mentioned having a mural painted on the rear wall of the Gun Smith located on the 100 block of South Broad Street. This mural would be visible to the bike trail. Tom Wichlinski offered to contact Dan Lehnerer to see who he has lined up to paint the mural on Oberpfalz Brewery.

## **FOLLOW UP**

Rich Leber will contact E Motors regarding the Commercial Revitalization Application

Rich Leber will contact Wildrose Brewery to begin reimbursement process

Mr. Ryfa will refer Carlos Cesare to Mike Shaver

Carol Green-Fraley will have a written opinion at the February meeting in regards to the State Farm/Knight Insurance reimbursement

Rick Ryfa will contact Mike Weiser regarding Pockets Billiards TIF money

Tom Wichlinski will contact Dan Lehnerer regarding mural painting

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

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Rich Leber, President

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Don Wiltfong, Secretary

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Tricia Kistler, Recording Secretary

