

TOWN OF GRIFFITH  
REDEVELOPMENT COMMISSION  
MEETING OF DECEMBER 3<sup>RD</sup>, 2014

Commission President Rich Miller called the December 3<sup>rd</sup>, 2014 meeting to order at 6:30 p.m. at the Griffith Franklin Center, 201 N. Broad Street, Griffith, IN 46319.

**ROLL CALL**

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

**ALSO ATTENDING**

Jeff Bridges, Economic Development Commission  
Carol Green-Fraley, Attorney  
George Jerome, Clerk Treasurer  
Gus Parianos, Economic Development Commission  
Gerry Potacki, Griffith School Board  
Rick Ryfa, Town Council Member  
Mike Shaver, Wabash Scientific, Inc.  
Tom Wichlinski, Economic Development Commission

**APPROVAL OF MINUTES**

Commission member Susan Schaub motioned to approve the minutes from the November 5<sup>th</sup>, 2014 meeting, seconded by Don Wiltfong. All in favor, motion carried.

**APPROVAL OF CLAIMS**

Commission member Don Wiltfong motioned to approve the following claims: \$90.00 payable to Tricia Kistler, \$480.00 payable to Green & Kuchel, and \$280.00 payable to Barnes & Thornburg. Bob Kurtz seconded the motion. All in favor, motion carried.

**ANNOUNCEMENTS**

None

**OLD BUSINESS**

Commission President Rich Miller submitted all necessary paperwork for the Commercial Revitalization reimbursement for Studio 4 and Moses Eyecare. Susan Schaub motioned to approve reimbursement to Studio 4, not to exceed \$5,950.00. Don Wiltfong seconded the motion. All in favor, motion carried.

Susan Schaub motioned to approve reimbursement to Moses Eyecare, not to exceed \$3,740.00. Bob Kurtz seconded the motion. All in favor motion carried.

Mr. Miller presented cancelled checks from Ken Knight for the interior repairs to Spitz & Miller Insurance building. He also presented a lease agreement between Mrs. Helen Miller and Ken Knight. Mr. Miller abstained from comments regarding the request for reimbursement for Ken Knight's participation in the Commercial Revitalization Program. Rick Ryfa suggested a written legal opinion from Carol Green-Fraley prior to approving reimbursement.

Susan Schaub questioned Attorney Carol Green-Fraley on the status of TIF monies from Pockets Billiards. Carol Green-Fraley explained that she will be meeting with the auditor's office on December 11th, 2014 to resolve the issues. Carol Green-Fraley said that all the proper documentation was provided to the county over a year ago.

Mike Shaver of Wabash Scientific will be working with the Redevelopment Commission on the prospective sale of the Griffith Golf Center. He will be looking into how the new development will work and set up clear options for the development. Mr. Shaver expressed his confidence in all those involved with the sale and purchase of the golf course property. Rick Ryfa presented a sample purchase agreement that was drawn up by Attorney Thomas Pittman of Barnes & Thornburg. Mr. Miller asked the commission to allow Barnes & Thornburg to assist the Redevelopment Commission with the sale of the Griffith Golf Center property. Commission member Susan Schaub motioned to authorize Mr. Miller to sign the consent agreement to retain Barnes & Thornburg, seconded by Don Wiltfong. All in favor, motion carried.

Rich Miller questioned Mr. Shaver's thoughts regarding Kmart Plaza. At this time, Mr. Shaver has been working on ownership issues. He informed the commission that all taxes are up to date.

Rick Ryfa suggested establishing a TIF Management System. Mr. Ryfa is very concerned because of the town has missed out on several years of TIF collections. Mr. Shaver gave a brief overview of his knowledge regarding TIF Districts, Economic Districts and Redevelopment Areas. He also explained that there are very ambiguous laws regarding TIF area. George Jerome mentioned that he has been working with Umbaugh & Associates to define Redevelopment and TIF areas.

George Jerome distributed Resolution 2014-52, A Resolution of the Griffith Redevelopment Commission authorizing the transfer of the interests in real estate from the Town of Griffith, Indiana to the Griffith Redevelopment Commission. The real estate is located on the southeast corner of Broad Street and Lake Street. Mr. Ryfa asked that the Redevelopment Commission authorize the Town Council to act on their behalf regarding the sale of the property. Mr. Ryfa plans on listing the property within 30 – 60 days. Susan Schaub motioned to approve Resolution 2014-52 and authorize the Town Council to act on the Redevelopment Commission's behalf. Bob Kurtz seconded the motion. All in favor, motion carried.

Susan Schaub asked George Jerome if Oberpfalz Brewery had received the additional monies requested. Mr. Jerome confirmed that they had received an additional \$15,000.00.

Rich Leber questioned the status of the Pactiv building. Mr. Ryfa stated that there is a possible warehousing business interested in the building.

**NEW BUSINESS**

None

**FOLLOW UP**

Carol Green-Fraley will meet with the Lake County Auditor's office regarding the distribution of TIF monies.

Carol Green-Fraley will provide written legal opinion regarding Spitz & Miller and the Commercial Revitalization Program.

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

---

Rich Miller, President

---

Robert Kurtz, Secretary

---

Tricia Kistler, Recording Secretary