

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF NOVEMBER 5TH, 2014

Commission President Rich Miller called the November 5th, 2014 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 Wiltfong, present

ALSO ATTENDING

Carol Green-Fraley, Attorney
George Jerome, Clerk Treasurer
Gus Parianos, Economic Development Commission
Dan Lehnerer, New Oberpfalz Brewery
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Rich Leber motioned to approve the October 1st, 2014 minutes, seconded by Susan Schaub. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Don Wiltfong motioned to approve one claim payable to Green & Kuchel in the amount of \$375.00. Mr. Kurtz seconded the motion. All in favor, motion carried.

ANNOUNCEMENTS

None

NEW BUSINESS

None

OLD BUSINESS

Mr. Miller presented Commercial Revitalization approval forms for Tom Jerome in the amount of \$4,826.07 and Quick Scripts in the amount of \$5,000.00. All Redevelopment Commission members signed off approving payment.

Mr. Miller reported on the following Commercial Revitalization projects:

Fagan Miller asked permission to complete their landscaping in the spring due to the weather. Mr. Wiltfong motioned to approve the extension, seconded by Mr. Kurtz. All in favor, motion carried.

Moses Eye Care expects to complete their exterior by December. They were approved for \$3,740.00 for the exterior remodel. They have also been approved \$10,000.00 for interior remodeling.

Mr. Miller informed the Commission that Spitz & Miller Insurance interior remodel is still in progress.

Milly Andric, owner of Studio 4 is progressing on her exterior repairs. She hopes to have it completed by next week.

Dan Lehnerer of New Oberpfalz Brewing thanked the Redevelopment Commission for their support. He reported that his equipment should be installed by the end of November and brewing will begin at the beginning of December. Mr. Lehnerer's projected opening date is December 23rd, 2014.

Mr. Lehnerer requested a meeting with George Jerome and Rick Ryfa regarding the letter of intent he received from the Town of Griffith. Mr. Jerome suggested meeting early next week.

Tom Wichlinski said that Pokro's Brewery had their final inspection from the Health Department last week and plans on opening this month.

Wildrose Brewery has completed their parking lot and sidewalks. They would like their construction to be completed by the end of the year.

Manny Papadakis, owner of 101 Griffith Blvd., is progressing on his exterior façade. Work should be complete by the end of the week.

Rich Leber informed the Redevelopment Commission that Wiltjer Excavating completed six (6) days of mowing at the Griffith Golf Course property, as well as the removal of approximately thirty (30) trees totaling \$14,300.00. Mr. Wiltjer suggested waiting until the ground is frozen for any future work.

The Redevelopment Commission will pay for all completed work and any future work. There is no money available from the Little Calumet River Basin. Due to damage to a fire hydrant on the property, Mr. Jerome asked for this issue to be tabled until the December meeting. Tom Wichlinski said he has already had two (2) phone calls on the property since cutting began.

Rich Miller questioned the installation of a commercial realtor sign at the Golf Course property. Mr. Jerome stated that the town is still waiting on information about the location of the levee. Mr. Wichlinski said a letter was forwarded to Mr. Ryfa in mid-October regarding moving the location of the levee.

George Jerome questioned Attorney Carol Green-Fraley on the TIF monies from Griffith Billiards. He also asked her to check on the improvements to the New Oberpfalz Brewery. Mrs. Green-Fraley submitted a list of properties in question and will resend the list.

Gus Parianos has been in contact with Michael Shaver, a professional in Economic Development and TIF Development. Mr. Shaver is looking into the ordinances regarding the Ridge Road corridor to compare them with other town's ordinances. Mr. Parianos is concerned because nothing has been done at the Kmart Plaza since the tornado. The buildings are in disrepair and unsafe. He questioned why the town is not doing anything about it. Mr. Jerome would like to have a fire inspection done. Mr. Jerome informed the commission that they have been in court numerous times because of the condition of the property. He explained that it is a long process before condemnation can occur. Mr. Jerome stated that a meeting will be held with Mr. Shaver on Wednesday, November 12th.

Tom Wichlinski reported that a dialysis center will be moving into the Main Source bank on the 900 block of Broad Street. Because the current building does not fit their footprint, the building will be demolished and rebuilt. The only access to the building will be off of Broad Street.

Rich Leber said the electronic sign at Ridge Road and Broad Street will be installed in March or April. The company will need a 50% deposit. Mr. Leber confirmed that the Redevelopment Commission has committed \$10,000.00 and the Town of Griffith will pay the remaining balance. Attorney Carol Green-Fraley suggested a contract between the Redevelopment Commission and property owner.

FOLLOW UP

George Jerome and Rick Ryfa will meet with Dan Lehnerer regarding letter of intent

Carol Green-Fraley will check on the TIF monies from Griffith Billiards & New Oberpfalz Brewery

The Redevelopment Commission will meet with Michael Shaver concerning the Ridge Road corridor

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

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary