

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF SEPTEMBER 10TH, 2014

Commission President Rich Miller called the September 10th, 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
Rick Ryfa, Town Council Member

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the August 13th, 2014 minutes, seconded by Rich Leber. All in favor, motion carried.

APPROVAL OF CLAIMS

None

ANNOUNCEMENTS

None

NEW BUSINESS

None

OLD BUSINESS

Susan Schaub reported on the following Commercial Revitalization Applicants:

Mike Downey, property owner of 303 N. Broad Street had been approved for \$10,000.00 for exterior improvements.

Quick Scripts, the company leasing 303 N. Broad Street, has been approved for \$5,000.00 interior work.

Tom Jerome from State Farm has been approved for \$4,826.07 for exterior work. Don Wilfong motioned to approve this amount, subject to appropriately completed application. Robert Kurtz seconded the motion. All in favor, motion carried.

Blythe's Safe Shop has been approved for \$6,540.00 for interior work. Don Wiltfong motioned to approve this amount, subject to appropriately completed application. Robert Kurtz seconded the motion. All in favor, motion carried.

Studio 4 has been approved for \$5,950.00. The construction is underway.

Fagan Miller is requesting to be approved for \$11,043.00 for a fascia, lighting, painting & landscaping. Don Wiltfong motioned to approve this amount, subject to appropriately completed application. Robert Kurtz seconded the motion. All in favor, motion carried.

Knight Miller Insurance is requesting to be approved for \$10,000.00 for interior work. Attorney Carol Green-Fraley informed the Redevelopment Commission that Mr. Miller must declare there is a conflict and abstain. Rick Ryfa will do further research on this matter. Don Wiltfong motioned to approve this amount, subject to appropriately completed application and approval by Rick Ryfa. Robert Kurtz seconded the motion. All in favor, motion carried. Rich Miller abstained.

Moses Eyecare is requesting \$3,740.00 for an awning. They are requesting an additional \$10,000.00 for an addition and interior repairs. Don Wiltfong motioned to approve this amount, subject to appropriately completed application. Robert Kurtz seconded the motion. All in favor, motion carried.

Sweet & Suds submitted all cancelled checks in order to receive reimbursement. Her reimbursement totals \$1417.00. Susan Schaub motioned to approve this amount, seconded by Don Wiltfong. All in favor, motion carried.

Rick Ryfa submitted an invoice from NT Auto for their parking lot, which totaled \$34,021.72. The Redevelopment Commission is requesting cancelled checks prior to reimbursement. The amount of reimbursement will be \$3,000.00.

Mr. Ryfa informed the commission that Wild Rose Brewery is underway. The Town of Griffith has committed \$30,000.00 towards their parking lot.

Rich Miller contacted Manny Papadakis, owner of 101 N. Griffith Blvd., regarding his application from October 2013. Mr. Papadakis completed the interior work and is going to begin exterior construction. Mr. Miller had Mr. Papadakis complete a new application for the 2014 program. His contractors will honor the estimates from 2013. Mr. Miller suggested the Redevelopment commit to \$20,000.00 for exterior work.

Mr. Leber questioned the status of the Depot Bar & Grill. Because this business has not completed nor followed the rules of the program, they have forfeited their reimbursement.

Susan Schaub made a motion to close the Commercial Revitalization Program on September 15th, 2014, seconded by Don Wiltfong. All in favor, motion carried.

Susan Schaub informed the commission that Tom Wichlinski did draft a letter intended to be mailed to all Griffith businesses. Susan Schaub will get back to Tom Wichlinski regarding corrections.

Rich Leber said the proposal for the LED sign at Ridge Road and Broad Street is being revised. Mr. Leber feels it would be best to wait until spring for installation. George Jerome suggested checking with NIPSCO regarding the electrical feed. Rich Leber requested that the Redevelopment Commission commit to \$10,000.00 towards the sign. George Jerome will commit the town for the balance as long as total does not exceed \$50,000.00. Rich Leber motioned to approve the request to commit \$10,000.00 towards the sign, seconded by Don Wiltfong. All in favor, motion carried. Carol Green-Fraley questioned if the funds will be encumbered to 2015 budget.

Rich Leber downloaded an application from the Little Calumet River Basin for assistance in clearing the overgrown brush on the Griffith Golf Course. Carol Green-Fraley suggested having some type of activity at the golf course property to show intent on part of the Town of Griffith and the Redevelopment Commission. Mr. Leber will continue researching this matter.

Rich Miller questioned George Jerome on the street paving project. Mr. Jerome stated that the project will soon be wrapping up for the year. All streets between Main and 45th between the east and west borders should be complete. If time is allowed, they may be able to complete some of the streets south of the railroad tracks. There are a few streets in town that will have to be totally constructed.

Carol Green-Fraley sent a letter to Pactiv Corporation, but has not heard back from them. George Jerome believes they are waiting for a commitment from the Redevelopment Commission. Carol Green-Fraley explained that typically transactions are not done until there is a firm commitment from the developer that they are going to buy the property. Rich Miller said the Redevelopment Commission will do whatever is in their power to assist them.

George Jerome informed the Redevelopment Commission that Rodger Blythe is purchasing Ken's Barbershop. He will be leasing it to Roger Niemeyer.

There being no further business, the meeting adjourned 7:45 p.m.

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary

