

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF AUGUST 13TH, 2014

Commission President Rich Miller called the August 6th, 2014 meeting to order at 6:37 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

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 July 2nd, 2014 minutes, seconded by Susan Schaub. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Susan Schaub motioned to approve one claim payable to Tricia Kistler in the amount of \$45.00, seconded by Robert Kurtz. All in favor, motion carried.

ANNOUNCEMENTS

None

NEW BUSINESS

George Jerome emailed all members projected TIF District cash flow. This reflects cash on hand as of August 8th, 2014, with an estimated additional \$182,000.00 before the end of the year. The Redevelopment Commission is contractually committed to \$100,000.00 for the school property purchase, which has already been paid. Mr. Jerome projected to begin 2015 with @\$567,000.00 plus \$400,000.00 incoming for 2015. Again, the school property purchase will be \$100,000 and the road lease will be \$200,000.00. The contract for the school property is 3 years; therefore, the final payment will take place in 2016. As for the road lease, the amount due in 2015 is \$200,000.00 and \$275,000.00 thereafter. This will give the Redevelopment Commission an idea of what could be spent on the Commercial Revitalization Program.

Susan Schaub asked Mr. Miller if the façade spreadsheet has been updated. Mr. Miller explained that Tricia Kistler has been updating the façade spreadsheet. Mr. Jerome said all the financial information is available, for example, monthly and yearly expenditures, on the end of the month reports that all commission members receive.

Rich Leber sent out an email stating his concerns about the road construction. Mr. Leber questioned the concrete curb on Main Street, between the bike path & Bakker Produce asking why it isn't being replaced. Mr. Jerome explained that the cost of curb has a great deal to do with why not all curb is being replaced. Robinson Engineering as well as Walsh & Kelly is consistent in determining how curb and driveways are replaced. Mr. Jerome gave Mr. Leber the contact information for Rob Weidman of Robinson Engineering.

Rich Leber has an interested party that plans on opening a liquor store in the Rick's Restaurant on 45th Avenue. Mr. Leber questioned if he would qualify for the Commercial Revitalization Program. Mr. Miller confirmed he would qualify and suggested Mr. Leber give him an application.

Mr. Leber has been working on the installation of a digital sign on the SW corner of Ridge Road and Broad. This will be a stand-alone sign with an electronic message board and different lighting features. The town has received permission from the property owner to have the sign installed. The cost of the sign will be approximately \$45,000.00. Mr. Leber asked the Redevelopment Commission to consider helping fund the sign.

Mr. Miller informed the Commission that he has recently merged with another insurance agency. He would like the opinion of the Commission if it would be a conflict of interest if he applied for the Commercial Revitalization Program. The majority of the work will be interior, such as carpet and ceiling tiles. Susan Schaub suggested Mr. Miller ask Carol Green-Fraley for her legal opinion.

OLD BUSINESS

Rich Miller received all proper reimbursement paperwork from Triad Design totaling \$13,280.00. The reimbursement will be \$6,640.00. Susan Schaub motioned to approve payment to Triad Design in the amount \$6,640.00, seconded by Don Wiltfong. All in favor, motion carried.

Mr. Miller has received an application from Tom Jerome of State Farm for a new awning and lighting. Mr. Jerome received two quotes, one for \$7,300.00 and one for \$5,700.00. Mr. Jerome did not include photographs or renderings of the existing building nor did he have the form signed by the Lake County Treasurer confirming the property taxes are paid up to date. The Redevelopment Commission approved Mr. Jerome to begin work with the lowest bidder once his application is complete. Mr. Miller will speak with Mr. Jerome regarding the completion of his application.

Susan Schaub had information regarding Blythe's Sport Shop safe area. They have yet to submit an application. Mrs. Schaub confirmed that businesses are allowed to receive one grant during each twelve month period.

Rick Leber questioned the status of Mike Downey. Mr. Miller explained that the building is still under construction. The Redevelopment Commission is very pleased with the progress.

Studio 4 has been approved and construction is underway. The Redevelopment Commission is waiting for the paid receipts.

Mr. Kurtz asked about Wild Rose Brewery. Mr. Miller said as of now, the project is on hold.

Susan Schaub reported that Sweets & Suds initially submitted an application for \$6,950.00. There was a discrepancy because the owner had paid with cash. Susan Schaub received copies of three cancelled checks totaling \$3,781.00. The Redevelopment Commission has already disbursed \$1,000.00, therefore, the balance due would be \$890.00. The cost for the awning replacement will not be considered because the awning was part of a previous façade project in 2012. Rich Leber made a motion to review the application before a decision is made, seconded by Robert Kurtz. All in favor, motion carried.

There being no further business, the meeting adjourned at 8:00 p.m.

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary