

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF JULY 2ND, 2014

Commission President Rich Miller called the July 2nd, 2014 meeting to order at 6:30 p.m. at the Griffith Franklin Center, 201 N. Griffith Blvd., 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
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the minutes from June 4th, 2014, seconded by Susan Schaub. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Rich Leber motioned to approve one claim payable to Green & Kuchel in the amount of \$300.00 and one claim to Tricia Kistler in the amount of \$45.00. Bob Kurtz seconded the motion. All in favor, motion carried.

ANNOUNCEMENTS

None

NEW BUSINESS

Rick Ryfa informed the commission that he has an interested party in search of a 60,000 square feet building for a food processing plant and another in search of a 40,000 plus square feet area for a car dealership. The Pactiv property may be a possibility.

Tom Wichlinski questioned if a developer is interested in a property outside the downtown area, would the Redevelopment Commission consider expanding the area for the Commercial Revitalization Program. Mr. Ryfa explained that it is already stated that it is a case by case basis.

Carol Green-Fraley submitted a letter to capture all increased assessed valuation. This letter will go to the school district, county auditor, the township, and all of the overlapping taxing districts. The three different areas included are the Griffith Golf Course Redevelopment District, the Downtown Redevelopment District, and the Griffith Mall Redevelopment District. Mr. Ryfa asked for Mrs. Green-Fraley to check to see if the town is capturing the increased valuation for Pocket Billiards.

There are new reporting requirements that will begin July 15, 2014. This new requirements will allow the state to oversee the TIF monies. Because Mrs. Carol Green-Fraley is not familiar with the new requirements, Mr. Ryfa will contact Umbaugh & Associates regarding this report.

Rick Ryfa asked Tom Wichlinski and Gus Parianos to meet with a representative from Wabash Scientific to see if they could assist the town with an economic overlay for the downtown area.

OLD BUSINESS

Rick Ryfa reported that Wild Rose Brewery is moving forward, however, the parking lot will not be paved until either late in the year or next spring. The business will open prior to paving.

Oberpfalz Brewery is aggressively moving forward on the exterior and working on interior details. They have obtained their business license.

Pokro's Brewery has run into issues with the handicap accessible bathroom and their fire protection. They are currently working on their interior.

Rich Miller questioned the status of the Griffith Golf Course property. Mr. Ryfa said that we are waiting for Christopher Burke to complete their analysis.

Rich Miller commented on the current road and alley paving. Mr. Ryfa said that the road bond is at \$13.5 million for 20 years.

Tom Wichlinski reported that he had toured the Pactiv facility. The property will be listed with a broker this week for \$375,000.00. The property is approximately 202,000 square feet, which includes 8,000 square feet of office space.

Rich Leber asked Mr. Wichlinski if he had drafted a letter to be mailed to all Griffith businesses. Mr. Wichlinski said he will have a draft out to all members by the end of the week. Mr. Ryfa cautioned Mr. Wichlinski that funding for the Commercial Revitalization Program is limited.

Mr. Wichlinski asked to have the Commercial Revitalization Application available on the Town of Griffith website.

FOLLOW UP

Mr. Ryfa will contact Umbaugh & Associates regarding the new TIF requirements.

Mr. Wichlinski will draft a letter to the business owners for the commission to review.

Mr. Ryfa will send Wabash Scientific contact information to Tom Wichlinski and Gus Parianos

There being no further business, the meeting adjourned at 7:20 p.m.

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary