

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF MAY 7TH, 2014

Commission President Rich Miller called the May 7th, 2014 meeting to order at 6:35 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
Gus Parianos, Economic Development Commission
Rick Ryfa, Griffith Town Council
Bob Schwerd, Town Attorney
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Don Wiltfong motioned to approve the minutes from April 2nd, 2014, seconded by Rich Leber. All in favor, motion carried.

Commission member Don Wiltfong motioned to approve the minutes from April 17th, 2014, seconded by Robert Kurtz. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Rich Leber motioned to approve three claims payable to Green & Kuchel in the amount of \$2,400.00 and one claim payable to Tricia Kistler in the amount of \$225.00. Mr. Wiltfong seconded the motion. All in favor, motion carried.

ANNOUNCEMENTS

None

NEW BUSINESS

Tom Wichlinski informed the Redevelopment Commission that the library building on Broad Street has been sold to the Carpenters Union for a training facility.

Mr. Wichlinski also reported that the Main Source Bank on Broad Street has closed. There has been an inquiry from another financial institution.

There is currently rental space available at E-motors property, however, they are not marketing it. Mr. Kurtz said the appearance does not look good and actually looks vacant. Mr. Ryfa suggested offering the Commercial Revitalization Program to E-motors.

OLD BUSINESS

Rich Miller said that the new Commercial Revitalization Program is underway. Rich Miller and Rick Leber met with Triad Design and they are currently completing their project with the installation of a new awning.

Rick Ryfa reported that the Little Calumet River Basin has approved the levee project. They are currently getting the design together. Once the design is complete, they will move forward with the project. The town is waiting for confirmation that the Little Calumet River Basin will cover all design costs. Tom Wichlinski stated the Little Cal would like for the project to take place this year. Rick Ryfa informed the Redevelopment Commission that the levee will be built on the north end of the property, leaving as much developable land as possible. He also noted that there have been numerous inquiries in regards to the property, as well as interest in the Griffith Park Plaza.

Susan Schaub questioned the recording secretary position. At this time no one has been appointed.

Rich Leber presented a Commercial Revitalization application from NT Auto, requesting funds to pave his parking lot. Mr. Ryfa had spoken with the business owner last year and verbally committed to helping him with either landscaping or parking lot. The business owner spent \$400,000.00 on a new building and Mr. Ryfa would like to offer some assistance. Don Wiltfong motioned to reimburse NT Auto \$3,000.00 towards the asphalt parking lot, seconded by Robert Kurtz. All in favor, motion carried.

Mr. Wiltfong questioned the status of the TIF money from Luke Oil. Mr. Ryfa explained that it could be very difficult to fight for the money owed. He feels that it could possibly be an interpretation of the map and possibly not incorporated into their system until someone questioned it. Carol Green-Fraley said that the procedure has changed, which could have caused an oversight. In the past Mr. Weiser had handled it and now it is Mr. Mohamad. It may have been lost in the changeover.

Susan Schaub asked about the payments to Griffith Schools for the softball and soccer fields. Mr. Miller confirmed that the Redevelopment Commission will pay \$100,000.00 per year for the next 3 years. Mrs. Schaub also questioned how much revenue will be brought in the year through the TIF Districts. Mr. Leber said it is approximately \$400,000.00 per year.

Rick Ryfa informed the Redevelopment Commission, as of now, the bond holders will be purchasing the bonds with property backing. No property tax money will be used for the bonds. It will be funded by the county income tax money, storm water money and TIF money. The breakdown of the three funds can be different from year to year if needed. As of now, the interest rates are low. The term of the bonds has yet to be determined.

Rich Miller asked if all members have filled out the public official bond. All members are required to have a \$15,000.00 blanket public official bond. The agent will be Lake County Insurance Agency.

Susan Schaub asked if any additional advertising should be done for the Commercial Revitalization Program. Mrs. Schaub said the focus of the program is primarily Broad Street. Tom Wichlinski reported

that it is on the town's website. Rich Miller suggested that he, Susan Schaub, and Rich Leber visit the downtown businesses to see if they are interested in participating in the program.

Mrs. Schaub asked about the status of Pokro's Brewery. Mr. Miller said the Redevelopment Commission offered some financial help, but has not heard back from him. Rich Leber said that the owner does not plan on opening until the Fall.

Mr. Kurtz reported that there has been activity at the Boz Hot Dog location. The Boz Hot Dog location includes the parking lot, which may pose a problem for the brewery.

PUBLIC HEARING

President Rich Miller opened the public hearing at 7:20 p.m. to vote on Resolution 2014-17. At the time, Mr. Miller asked for any input or questions from the public. Attorney Bob Schwerd asked for the Redevelopment Commission to vote on Resolution 2014-17, a Resolution of the Town of Griffith Redevelopment Commission authorizing the executing of the lease between the Town of Griffith Redevelopment Authority and the Town of Griffith Redevelopment Commission. Mr. Schwerd explained that this is a very important project for the entire town. There will be approximately 25 miles of road paved. As counsel for the Griffith Town Council, Mr. Schwerd strongly supports the adopting of this resolution. Mr. Tom Wichlinski, 1033 N. Broad, strongly supports this resolution because of the harsh winter and the many streets in the older part of town that haven't been paved for years and are in desperate need of attention. There being no remonstrances from the public, Mr. Miller closed the public hearing. Mr. Robert Kurtz motioned to approve Resolution 2014-17, seconded by Mr. Don Wiltfong. All in favor, motion carried.

There being no further business, the meeting adjourned at 7:42 p.m.

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary

