

TOWN OF GRIFFITH  
REDEVELOPMENT COMMISSION  
MEETING OF MARCH 5<sup>TH</sup>, 2014

Commission President Rich Miller called the March 5<sup>th</sup>, 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  
Gerry Potacki, Griffith School Board  
Rick Ryfa, Town Council Member

**APPROVAL OF MINUTES**

Commission member Bob Kurtz motioned to approve the minutes for February 2014, with the correction of adding Mr. Ryfa as attending. Mr. Leber seconded the motion. All in favor, motion carried.

**APPROVAL OF CLAIMS**

Commission member Don Wiltfong motioned to approve two claims payable to Carol Green-Fraley totaling \$1,275.00. Susan Schaub seconded the motion. All in favor, motion carried.

**ANNOUNCEMENTS**

None

**OLD BUSINESS**

Mr. Miller suggested that Mr. Leber & Mrs. Schaub sit on the committee to revise the Commercial Revitalization Program. Don Wiltfong explained that Tom Wichlinski had made revisions and was suppose to email it to all members. Mr. Miller explained that it is time sensitive for the prospective business at Lake and Broad Street. Mr. Ryfa recommended eliminating the interior program and focus on the exterior façade as well as implementing

geographical boundaries. Mr. Jerome suggested a restriction on businesses that have used the program in the past or give consideration to those that not have participated in the past. Susan Schaub questioned the length of the program and recommended an anticipated start date of April 1<sup>st</sup> ending on September 1<sup>st</sup>, 2014. Rick Ryfa will see that the program is published in the newspaper and on the town's website.

George Jerome expressed concerns regarding the allotment of funds to the JJS Recycling. Mr. Jerome would also like for NIPSCO to be involved. Mr. Miller is cautious because he has yet to receive the financials he had requested three months ago. Carol Green-Fraley is concerned because they have been working on estimates for three months and have only received one electrical bid. Carol Green-Fraley explained that the representatives for JJS Recycling would like to know what exactly the town would commit to. Rick Ryfa suggested that the Redevelopment Commission commit to \$25,000.00 and the Town Council will commit to \$25,000.00, totaling \$50,000.00 towards their façade. Don Wiltfong motioned to commit to \$25,000.00 towards the façade program, seconded by Bob Kurtz. All in favor, motion carried. Attorney Carol Green-Fraley will prepare a letter of commitment specifying that reimbursement will be based on the states participation.

Mr. Miller voiced his concern with the Redevelopment budget. The Redevelopment Commission has made verbal commitments to Oberpfalz and Wild Rose breweries. The letter of intent for Oberpfalz consisted of storm drain, water line, parking lot and the corner lot façade package. Mr. Ryfa explained that the parking lot and storm drains would not be paid from Redevelopment funds. Mr. Jerome suggested a small group from the Redevelopment Commission meet with him to work on the budget. The yearly payments for the softball and soccer parks must also be taken into consideration.

Mr. Miller questioned the financial commitment to Oberpfalz Brewery. Mr. Ryfa suggested a \$30,000.00 combination exterior/interior with the exterior amount payable when the work is completed and the interior amount payable when the business is open. All reimbursement is upon approval of the Redevelopment Commission.

Mr. Ryfa explained that Jeff Austgen will be putting approximately \$200,000.00 into the Wild Rose Brewery building. The Town Council has offered Mr. Austgen \$30,000.00 towards the parking lot. Mr. Ryfa suggested that the Redevelopment Commission offer the same option to Wild Rose, \$30,000.00 combination exterior/interior façade money. Attorney Carol Green-Fraley will prepare a letter of commitment to Wild Rose Brewery and will enclose the new Commercial Revitalization Application.

Mr. Ryfa informed the Redevelopment Commission that Nies Engineering has completed plans for the relocation of the levee at the Griffith Golf Course property. The levee will be moved as far north as possible leaving all the land to the south developable. Mr. Ryfa asked that the Redevelopment Commission give permission to the Town Council to enter into an agreement with the Little Calumet River Basin to move forward with the relocation of the levee. Bob Kurtz made the motion to give the Town Council authority to enter into an agreement on behalf of the Redevelopment Commission. The motion was seconded by Don Wiltfong. All in favor, motion carried. Attorney Carol Green-Fraley will prepare Resolution 2014-11, to confirm that the Redevelopment Commission has granted their authority for the Griffith Town Council to act on their behalf regarding the levee relocation.

## **NEW BUSINESS**

President Rich Miller presented the lease agreement between Griffith Girls Softball and the Franklin Field. Mr. Miller explained that the Girls Softball League is requesting a one year lease with exclusive use. The reason the Softball League is requesting sole use of the fields is because they purchase insurance, maintain the fields, lighting, fencing, concession stand, etc. Rick Ryfa would like to have the fields open to the public when they are available. Attorney Carol Green-Fraley offered to revise the lease that is currently from 1995. She will address issues regarding exclusive use of the fields and use by other organizations needing permission from the Griffith Park Board. Mr. Jerome explained in the past the Park Board has handled the lease as well as scheduling with Girls Softball. Mr. Kurtz feels it would be in the best interest of the Redevelopment Commission to not be involved and continue having the Park Department control the lease agreement. Lastly, Mr. Miller informed the commission that the Griffith Girls Softball League has shown interest in purchasing Franklin Field. Mr. Jerome said selling the property to the Girls Softball League may be taken into consideration.

Mr. Ryfa said that the Griffith Town Council plans to repave several miles of roads this year and is requesting a financial commitment from the Redevelopment Commission. The town will be bonding for approximately \$5 to \$8 million for a period of 7 – 10 years. Other funding will be coming from the county income tax and storm water fees. Mr. Ryfa asked if there is an amount that the Redevelopment Commission would feel comfortable with. Mr. Leber would like to meet with George Jerome and come up with a budget prior to committing to a specific amount. Mr. Leber, Mrs. Schaub and Mr. Miller will set up a meeting with Mr. Jerome in the near future to discuss the budget.

Mr. Ryfa also informed the Redevelopment Commission that the town will be implementing a Neighborhood Improvement Initiative to encourage residents to improve their homes. The permit fee for all residential home improvements will be \$5.00.

## **FOLLOW UP**

Mr. Leber and Mrs. Schaub will work on the revision of the Commercial Revitalization Program

Attorney Carol Green-Fraley will prepare a letter of commitment for JJS Recycling and Wild Rose Brewery

Mr. Miller, Mr. Leber and Mrs. Schaub will meet with George Jerome to discuss the Redevelopment budget

Attorney Carol Green-Fraley will prepare Resolution 2014-11 granting the Griffith Town Council authority to act on behalf of the Redevelopment Commission regarding the agreement with the Little Calumet River Basin

Attorney Carol Green-Fraley will make necessary revisions to the Franklin Field lease agreement

Mr. Miller, Mr. Leber and Mrs. Schaub will verify the application and all necessary paperwork that has been submitted the by Pokros Brewery for the Commercial Revitalization Program

There being no further business, the meeting adjourned at 8:45 p.m.

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Rich Miller, President

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Robert Kurtz, Secretary

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Tricia Kistler, Recording Secretary