

TOWN OF GRIFFITH
REDEVELOPMENT COMMISSION
MEETING OF FEBRUARY 5TH, 2014

Commission Secretary Robert Kurtz called the February 5th, 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, Griffith Town Council
Tom Wichlinski, Economic Development Commission

APPROVAL OF MINUTES

Commission member Bob Kurtz motioned to approve the minutes from the December 4, 2013 meeting, seconded by Don Wiltfong. All in favor, motion carried.

APPROVAL OF CLAIMS

Commission member Rich Leber motioned to approve four claims payable to Green & Kuchel totaling \$2,475.00. Don Wiltfong seconded the motion. All in favor, motion carried.

APPOINTMENT OF OFFICERS

Clerk Treasurer, George Jerome swore in the Redevelopment Commission members, as well as new member, Susan Schaub.

Secretary Robert Kurtz called for nomination of officers. Commission member Don Wiltfong nominated Rich Miller as President, seconded by Bob Kurtz. There were no additional nominations. All in favor, motion carried.

Commission member Rich Leber nominated himself at Vice President, seconded by Don Wiltfong. There were no additional nominations. All in favor, motion carried.

Commission member Rich Leber nominated Bob Kurtz for Secretary, seconded by Don Wiltfong. There were no additional nominations. All in favor, motion carried.

President Rich Miller nominated George Jerome as Treasurer, seconded by Bob Kurtz. All in favor, motion carried.

ANNOUNCEMENTS

None

NEW BUSINESS

None

OLD BUSINESS

Council member Rick Ryfa asked the Commission Members to consider reopening the Commercial Revitalization Program with different guidelines, particularly focusing on the exterior. He suggested funding for interior be at the discretion of the Redevelopment Commission. George Jerome suggested that significant changes be made with stricter guidelines. Mr. Miller would like the application to include the stipulation that the business must be open before they receive any reimbursement. Tom Wichlinski offered to revise the template. Mr. Ryfa suggested an approval process committee of three or have all applications approved at a Redevelopment Commission meeting. Mr. Miller asked for input regarding the guidelines so that the reopening of the program can be discussed and finalized at the March 2014 meeting. Mr. Wiltfong motioned to resurrect the Commercial Revitalization Program as of April 1st, 2014, seconded by Robert Kurtz. All in favor, motion carried.

President Rich Miller questioned the progress of Wild Rose Brewery, Oberpfalz Brewery and Pokro's Brewery. Rick Ryfa suggested meeting with both Wild Rose and Oberpfalz owners to discuss the status of their opening and also discuss their expectations regarding the Commercial Revitalization Program.

Attorney Carol Green-Fraley sent out a copy of the purchase & sales agreement of the Pactiv building to all Redevelopment Commission members. Mr. Manous, the representative of the Recycling Company, requested a letter of intent from the Redevelopment Commission. Attorney Carol Green-Fraley has sent a proposed letter of intent to Mr. Owczarzak, Mr. Ryfa and Mr. Jerome. Mr. Ryfa suggested that the letter contain no specific commitments or dollar amounts. Mr. Jerome explained if the Town or Redevelopment Commission commits to a financial agreement, he would like to place a lien on the property to protect the town's interest. Mr. Miller requested financials and expenditures from the Plastic Recycling Facility. Mr. Jerome would like NIPSCO to also cooperate with the Recycling Company regarding the Pactiv property.

Mr. Ryfa mentioned that the Redevelopment Commission may hire an executive director that would be on staff at the town hall. He explained that as of now, the town does not have anyone on staff to help with Redevelopment or Economic Development.

Mr. Miller questioned the lease agreements for the soccer and softball fields. Mr. Jerome explained that the Griffith Park Department has been handling the leases.

REPORTS FROM THE ECONOMIC DEVELOPMENT COMMISSION

Mr. Potacki asked about the library building on the 900 block of Broad. Mr. Miller explained that it is currently on the market. Mr. Wichlinski added that Main Source, which is located south of the library, is also closing.

Tom Wichlinski informed the commission members that Bakker Produce has been gutted and New Supplies Company Inc. has taken possession. The new company provides nails and nail guns to construction companies.

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

FOLLOW UP

Tom Wichlinski will revise the Commercial Revitalization Program and forward to all members for their input.

Attorney Carol Green-Fraley will revise and resend the proposed letter of intent to all members. She asked that all members respond with their comments.

Attorney Carol Green-Fraley will check with the Lake County Government Center to verify the Town of Griffith is receiving all monies from the TIF Districts.

Rich Miller, President

Robert Kurtz, Secretary

Tricia Kistler, Recording Secretary