

RDC July 2014 Minutes

The meeting was held on Tuesday, July 15, 2014 at Beech Grove City Hall. The meeting was called to order by President Donald Webb at 7:05pm. Those present included School Board Representative Tammy Storey, member Jannis King, Secretary Cathy Chappell, Vice-President Ron Mote and member Mac Bellner.

The RDC is suppose to collect \$343,000.00 from the settlement with St. Francis Hospital. But there is an issue regarding the TIF district. RDC attorney Robert Rund said it would take a joint effort with the BG City Council and the RDC to reconsolidate St. Francis. Member Jannis King asked Mr. Rund since the money has to be used for St. Francis, can we use the settlement money to pay for the street paving and not pay for the paving out of the general fund. He said we still need to reconsolidate the TIF district. President Donald Webb asked Robert Rund if reconsolidation was something that perhaps could be accomplished at the August meeting of the city council. Mr. Rund said it was something he would discuss with city attorney Craig Wiley.

President Webb said there was a report which was suppose to be filed in March and it was not filed by the RDC. Jeff Peters was still going to go ahead and file on our behalf. Attorney Rund said he forwarded a schedule of reports required to be filed by the RDC to Pres. Webb. Mr. Rund stated that TIF districts do not go on forever. Those created prior to 2008 expire in 30 years and those created after 2008 exist for 20 years.

Next topic for discussion was paying bills. The bond was due along with the Post Office, \$77.00, Regions Bank \$537.00, Tim Showalter \$150.00, IPL \$320.00, Frank Nierzwicki \$1766.67 and Jackson Lewis Law Firm \$7254.00. President Donald Webb made a motion we pay all the above bills and it was seconded by Vice-President Ron Mote. All were in favor.

Pres. Webb stated that IPL found more poles than originally stated. Donald said it would be another \$9500.00 to complete the task. Donald made a motion for another purchase order to be drawn up for another payment to be made to IPL and it was seconded by Vice-Pres. Ron Mote. All were in favor. Don said we should try and find a buyer for the old and in some cases, brand new wi-fi equipment. The company qualified to take down the very tall poles is located in Chicago and more than likely not inexpensive. It was decided we table the decision to remove the poles until next year.

NRP has requested an extension of the Brownfield's Grant. NRP wants to talk to Manny about forming a not for profit. Money we spent for Hull and Associates we will be getting back. Robert Rund said he spoke to Manny and they believe NRP is trying to get a tax credit. They are still waiting for details.

President Webb said he is very reluctant for the RDC to assist NRP is doing something that may end up being illegal.

Jannis King gave Robert some information regarding the signage issues. She stated she would have more information available at the August meeting. Robert said some RDC's set aside a certain amount of money to assist businesses with building improvements. Donald said we would have to make sure our standards must be equal or above the regulations already in place. The RDC said the grant money we would be giving to businesses would have strict

guidelines and if accepted by the businesses, they would have to maintain the buildings using RDC guidelines. They must be in compliance. Mr. Rund said we should make sure the money is not just for signage, but also for the facades of the structures.

Secretary Cathy Chappell stated she finally talked to Jeff Kingsbury from Greenstreet LTD. He said his company specializes in city planning. Jeff talked about the first thing he thinks of when discussing Beech Grove is St. Francis Hospital on Albany Street. His company recently worked with a hospital in Fort Wayne that was not utilizing all the space available in the building. They ended up renting space for doctor's offices along with retail business. Greenstreet LTD was successful in finding new tenants for the facility. Cathy also stated one of the employees on staff is a grant writer. Jannis said at this point, the RDC is not aware whether or not we are allowed to hire a grant writer. It is something our attorney will check on.

President Donald Webb asked who in the RDC was going to be available to attend the August 16 meeting. Jannis will be in Texas on a business trip and Ron Mote may be in Michigan. Jannis stated she would have preferred to have been asked when we should have the workshop, rather than be told when it would be. Bruce Bye said the mayor, clerk treasurer and school superintendent are committed to attending the workshop, but no word from the city council members yet. President Don Webb asked if there was possibly a backup date if not enough RDC members could attend. Don asked Bruce Bye if Tim Showalter was going to tape the workshop. Bruce said he had not asked Tim. Ron Mote suggested a web cast and Don even mentioned a call in.

Frank Niewzwicki passed out a tentative outline of what we will be doing at the workshop. He suggested the RDC members spread out at the workshop along with the city council members in attendance. He will have handouts also. It will be a very open and transparent meeting. Frank hopes BG residents attend, too.

Frank passed out a report from 2012. It showed all the documentation required. Don said he would like on the website to be able to click on the RDC and have all documents displayed for the public to view.

The group that was to present information regarding the purchase of property by St. Francis pulled out of the meeting, but asked to attend our August meeting.

President Donald Webb asked members to think about paying back the school for money which was really meant for the school. The funds could be used for laptops. This may be dependent on the settlement with St. Francis. Don again said he would like the RDC to consider repairing or replacing the electronic sign at 13th and Main. The height of the sign may be questionable, but will have to meet guidelines regardless. President Webb said he is amazed we have no type of aquatic center for a city with 15,000 residents. He thinks along with flipping houses, we should consider a pool or splash park. He wants all members to think about future projects for the RDC to consider.

Donald asked each member if they had anything else they wanted to talk about at the meeting.

Donald made a motion to end the meeting it was seconded by Rob Mote. All were in favor.

Respectfully submitted,
Cathy Chappell, Secretary