

Beech Grove Redevelopment Commission Meeting Minutes
October 18, 2012

Stephanie Hubbard called the meeting to order at 7:00 P.M.

Roll Call:

Stephanie Hubbard, Joe Griffin, Dawn Whalen, Cathy Chappell, Ron Mote

Reading of the Minutes:

Dawn read the minutes from the 7/5/12 Special Meeting minutes into record. Joe made motion to approve minutes as read, Ron made 2nd, motion carried. Dawn read minutes of 7/19/12 regular meeting minutes into record, Joe advised of a discrepancy in the minutes based on a comment he had made at that meeting, comment was changed from *He indicated that the they identified Main St. & Emerson as Critical spots in Beech Grove and that Main Street is the only true Main Street in Indiana.* to *He indicated that the they identified Main St. & Emerson as Critical spots in Beech Grove and that Main Street is the only true Main Street in Marion county.* Joe made a motion to accept amended minutes, Ron made 2nd, motion carried. Dawn read minutes of 9/20/12 meeting, Joe made a motion to accept minutes as read, Ron made 2nd, and motion carried.

Old Business:

Rock Pile-

There were several documents that needed signature for NRP to continue working on tax credits.

Stephanie read the certified resolution of the BG RDC into record, Dawn made motion that Stephanie sign resolution, Cathy made 2nd, motion carried.

Stephanie read the Voluntary Acquisition Form into record, Dawn made motion that Stephanie sign, Ron made 2nd, motion carried.

Stephanie read the land assignment into record, Dawn made motion that Stephanie sign, Ron made 2nd, motion carried.

Stephanie read the letter from the RDC regarding site control into record, Dawn made motion for Stephanie to sign, Ron made 2nd, motion carried.

Stephanie advised the Development narrative Summary for the Beech Grove Senior had been received from NRP and would be posted on the city website

Susie McMillan asked if the items we had agreed to sign has been reviewed by an attorney. Stephanie answered that the documents were all pretty straight forward, and if there is anything that isn't we would certainly consult an attorney.

Susie McMillan asked if we have a city attorney present at our meetings, Stephanie stated we do not.

Susie McMillan asked if the RDC wrote the resolution that was read this evening. Stephanie stated that no the attorney for NRP group wrote the resolution and that it re states exactly what was in the donation agreement, so the RDC was comfortable with signing it.

New Business:

Stephanie mentioned that the RDC had agreed to pay up to \$111000.00 on paving of alleys. Stephanie asked for a motion to approve the payment not to exceed \$111000.00 to be paid if the bill comes due prior to our next meeting. It was determined that a special meeting will be called to approve payment once bill is received.

Stephanie read letter from Mayor Buckley re work being done on Main St. It is a letter that is distributed to Main St. business owners prior to the work starting on their portion of Main St.

Additional Items:

Bills to be paid:

Bill from Tim Showalter, in the amount of \$200.00 for taping of the 9/20/12 meeting. Joe made a motion to pay, Ron 2nded, motion carried. Stephanie asked Tim if it would be the same amount each month. Tim said it would be. Stephanie asked that he send something to us in writing in regards to his fees, so we would be able to put it in the budget and have a paper trail in regards to the taping/editing. Susie McMillan asked where the meetings would be televised, Tim answered that it would be TV and website. Joe Griffin asked if that included the live feed, Tim said no, Joe wanted to know what it would take to get the live feed going again and Tim responded it would require approval of the Mayor.

Bill received from United Consulting for \$7677.93 in regards to paving of the alleys. Bill was not approved for payment, as it wasn't clear if the \$7677.93 is to be included in the previously agreed upon \$111000.00, or if this is over and above the amount that was agreed to be paid.

Bill received from attorney Lewis and Kappes for professional fees. Bill was not approved to pay as the itemized statement with the bill, indicated it was in regards to the Main St. Loan Program which is not an RDC project.

Member Comments:

Stephanie addressed needing a treasurer, aka Financial Advisor- someone to review budget, bills, etc. It would be an appointment of someone who would be willing to do this. It would be a volunteer position and is something that is allowed by statute. Stephanie asked if there

was anyone who was interested, or if anyone knew of anyone who would be interested to please contact her, or another RDC member. The person would be a non voting member, be responsible to the RDC only, and would not report to the Mayor or city council.

Joe Griffin asked if Reedy/Peters wasn't already being paid to do this with the RDC bills/ Stephanie responded that Reedy/Peters is paid for the management fee on the bonds, but the other bills wouldn't be covered under this. Stephanie suggested Joe look into that.

Joe Griffin asked about the dump, Can we just give it back to Indy? Stephanie doesn't think so, but suggested Joe look into it. Nothing can be done as far as development, no way to give it back.

Joe asked about CSX, and Stephanie stated that there is nothing that she knew of, and reminded Joe that as he had stated in previous meetings that CSX isn't a willing partner. Susie McMillan asked if RDC owned CSX, and Stephanie advised no, but it was in a TIF district.

Joe Griffin asked what was going on with St. Francis, and Stephanie deferred to Mayor Buckley. Mayor Buckley advised there is a meeting 10/26/12 at St. Francis, after that they will be going to Mishewaka IN for a meeting with Franciscan Alliance, and we will know more after that. Stephanie asked if it was regarding a sale of the hospital, and to whom, Mayor Buckley advised it was regarding the sale but at this time the buyer isn't able to be disclosed due to confidentiality agreements.

Susie McMillan asked if any of the RDC attends the meeting, and Stephanie stated that none of us had been **invited to participate** in the meetings. Mayor Buckley indicated that e RDC should be invited.

Joe Griffin stated that the RDC should be involved in these meetings because the hospital is in a TIF area, and the RDC is the economic development. Stephanie stated that since it is a privately owned property they don't have to enlist the help of the RDC, unless they want it.

Meeting Adjourned

Cathy made motion to adjourn meeting. Ron 2nded and all approved

Meeting adjourned at 7:56 p.m.

CITY OF BEECH GROVE REDEVELOPMENT COMMISSION

Submitted by _____



Dawn Whalen-Secretary