

RDC Minutes – April 13, 2017

The RDC held their April meeting at BG City Hall on Thursday, April 13. The meeting got underway at 7:05 PM (1905 hours). Those present included President Don Webb, Vice President Ron Mote, Secretary Cathy Chappell and member Ed Bell. Rick Skirvin and Jay Oswalt were absent.

A motion was made by Ed Bell and seconded by Ron Mote to accept the March 2017 minutes. The motion was approved.

Next on the agenda was the listing of outstanding bills. They included the BG sewer bill, Tim Showalter, CrossRoads Engineering, Lewis-Kappes and Mike Kleinpeter (grant writer). The bills totaled \$21,977.00. A motion was made by Cathy Chappell and seconded by Ron Mote to pay the above-mentioned invoices.

Mr. Keven K. Parsons, from Kevin Parsons and Associates, landscape architects, talked briefly about some options regarding making the off ramps on Emerson Avenue more inviting to those driving on I465. There are many options including over the street signs, plantings, welcome signs, etc. The price varies on the cost of materials and labor. Member Ed Bell made a motion for the RDC to invest \$7500.00 to investigate the design options, Ron Mote seconded the motion. The motion was passed.

Mr. Jim Coffman talked briefly about the planning grant the city is hoping to secure. Mike Kleinpeter, a grant writer has been hired to create a planning grant. If the planning grant is accepted, then the city would apply for a grant to improve the facades of BG businesses. This dollar amount could be from \$400,000.00 to \$500,000.00.

Mr. David Terrell our guest speaker from Ball State was feeling ill and was unable to attend. However, he is going to attend the May 11 meeting and do a presentation for the RDC.

Dave Grenoble, from Whalen Realty Group, approached the RDC about purchasing the property located at 1839 Main Street, just west of the St. Francis Apartments. The size is 46 by 114. The asking price is \$8000.00. The RDC members did not make any type of commitment, but indicated they would give some thought to making the investment.

Mayor Buckley spoke to the RDC next regarding the following topics: The Churchman sidewalk project will start in May. The gas lines have been moved and Power & Light has moved the lights for the Churchman Sidewalk Project. The savings to the city amounts to \$115,000.00. E & B Paving has been awarded the contract.

The BG Walmart completed a 2-million-dollar renovation in March. The Walmart is in a TIF district. Mayor Buckley almost reiterated BG Station is also in a TIF district.

Refined Metals is in the process of releasing their property to Kinetrics. There is a trucking company that wants to lease the property.

CSX is wanting to sell or develop much of the Amtrak property. CSX is attempting to liquidate several properties around the country.

Demolition on the St. Francis buildings will start on or about the first of June. The workers have mitigated the asbestos inside the buildings. Demolition of the hospital has caused a rodent problem for the surrounding neighbors. Designs have been submitted for the trailhead for the greenway, however it is at the starting point and ideas will change many times before making a final decision. Many of the

architectural features from the original building have been saved for possibly using along the greenway.

The city council voted to start planning and designing for a new fire station on Albany Street. The time frame is 9 to 12 months.

Mayor Buckley said the MPO may up the time frame for the roundabout at Arlington and Churchman Avenues. It is expected for the traffic to increase by around 30%.

Attorney Robert Rund spoke to the RDC about a resolution regarding the guidelines when the RDC is matching funds with the city for the downtown area. Cathy Chappell made a motion to accept the terms and Ed Bell seconded. The motion carried. Mayor Buckley spoke about Senate Enrolled Act 152. The act once signed, allows the RDC to purchase property they were not allowed to purchase before.

A motion was made by Ed Bell to adjourn the meeting and it was seconded by Ron Mote. The meeting adjourned at 8:23 pm (2023 hours).

Respectfully submitted,
Cathy Chappell, Secretary