

Beech Grove Redevelopment Commission Meeting Minutes
January 17, 2013

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

Roll Call:

Stephanie Hubbard, Joe Griffin, Dawn Whalen, absent were Cathy Chappel, Ron Mote & Jennifer Spitz

Election of Officers:

Dawn nominated Stephanie Hubbard for President, Joe made 2nd, motion carried
Stephanie nominated Joe Griffin as Vice President, Dawn made 2nd motion carried
Stephanie nominated Dawn Whalen as secretary, Joe made 2nd motion carried.

Reading of the Minutes:

Dawn read the minutes from the 12/20/12 meeting into record. Joe made a motion to approve minutes as read, Stephanie made 2nd, motion carried.

New Business:

Stephanie explained the DGLF report, list of officers that were new/removed in 2012, list of expenditures, copies of minutes. Report will be put on the website for public to view.

Dawn made motion to approve report to be submitted to state of Indiana, Joe made a 2nd, motion carried.

Stephanie read letter from Mayor Buckley in regards to Paving of streets that are adjoining TIF allocation areas, Schaff from Garstang to Bellefontaine, 15th from Main to Albany, 18th from Main to Albany, and Buffalo from 17th to 18th. Stephanie stated she felt it was premature in the year to allocate \$115656.13 of the 2013 budget to paving in January. Budget was just created, and we have \$285,000.00 we need to determine what projects we would spend the money on.

John Morgan asked if any of us have driven any of the roads. Stephanie stated she had driven 2 of them, and that we all needed to take a look at them. John stated he has and that both Schaff and 18th really need to be repaved, he questioned 15th and Buffalo.

Stephanie asked Mayor Buckley when the earliest the paving would start would be. Mayor Buckley indicated it would be May of this year. Stephanie stated we had time to decide.

Stephanie questioned how much use Schaff currently gets. John Morgan advised that the Catalyst company is there, and engineering company as well. So it does get use.

Mayor Buckley asked what the cost was on Schaff, Stephanie advised it was \$16783.00
Cathy asked about the streets that are not in or adjoining TIF areas, that are in desperate need of repaving. She gave 8th as an example. Stephanie said that the goal is redevelopment, and that would include paving, so she is asking for input from the commission members as well as the citizens on what they'd like to see done. If it's in an area in need of development we could possibly do something to help redevelopment.

John Morgan asked if we were aware that the assessed value of Lowes and Walmart had decreased by almost 4 million, which will affect the money the RDC will receive. Stephanie said yes.

Dawn asked the Mayor if the streets that he asked the RDC about paving would be paved if the money didn't come from the RDC, or is the only way the roads would be paved is if the funds came from the RDC. Mayor Buckley stated No, the engineer looked at the streets, and Schaff would most likely be paved, as well as 13th, Detroit, 23rd, 25th/Main, Bellefontaine and 8th

Stephanie advised the Mayor that we would take a look at it and give him an answer when we can.

Joe stated the NRP group, would be developing the area around Schaff if they get the funding, which we should know in about 6 weeks.

Joe stated we need to be careful about what we do with the spending.

Cathy Beloit asked who decided what roads would be paved by the city and what would be decided on by the RDC. Stephanie stated that the Mayor had broken up the roads based on the ones that were within/adjoining a TIF area, however that isn't how it has to be any longer. Cathy stated she thought the streets were the City's job. Stephanie indicated that they are the city's job, but the RDC can pave if it is an area in need of redevelopment.

Joe stated his understanding of the Open Door Law is that we have to put open bids out for any projects that are to be done. Stephanie said that she agrees that this is how it should be done.

Stephanie asked Joe to get a list of attorney's together to contact so we can see how much they charge so we can determine best way to help the RDC

John Morgan asked about the gentleman from IUPUI. Stephanie stated that they wanted to start everything this semester, and we didn't have enough time/manpower to get this done. Stephanie stated she would like to revisit, and they earliest would be when the next semester began.

Bills to be paid:

TIF payments were made out of account already, and we need to approve the fact that they were paid. Joe made a motion to approve, Dawn made 2nd, motion carried.

Bill for Jackson Lewis-still tabled, Craig Wiley returned Stephanie's call late on the 16th. There are still questions that need to be answered in regards to the bill. Cathy BeLoat asked total of bill, Stephanie stated it was \$1456.00. Cathy BeLoat asked if this was above and beyond what he charged the city. Stephanie stated it was.

Member Comments:

Stephanie spoke about going to the Greenscape commission meeting and possibly partnering with the Greenscape commission to find volunteers and solicit businesses to adopt medians/roundabout etc. The meeting will be at 6:00 p.m. at Hornet Park Community Center, on 1/22/13

Stephanie also spoke about a "Mutual Aid Agreement" with Marion county. She spoke with Rick Powers, head of Department of Code Enforcement for Marion County, about excluded cities. She would like to start discussions with them in case it would be something we would need in the future. If we do a Major Redevelopment, the city has no way to make sure it is permitted correctly, plans reviewed correctly etc.

**Joe Griffin stated that the Comprehensive Redevelopment Plan needs to be reviewed every 3 years, Stephanie agreed this needed to be done.

**Joe Griffin asked Mayor Buckley for all the ordinances/ resolutions that went along with the information regarding St. Francis that was on the CD he passed out.

Meeting Adjourned

Dawn made motion to adjourn meeting. Joe 2nded and all approved

Meeting adjourned at 8:20 p.m.

CITY OF BEECH GROVE REDEVELOPMENT COMMISSION

Submitted by  _____

Dawn Whalen-Secretary

Next meeting February 21, 2013 at 7:00 P.M. at City Hall, Council Chambers

****Amended/added 3/26/13**