

## RDC Meeting January 21, 2016

The Beech Grove RDC met on Thursday, January 21, 2016 at approximately 7pm (1900 hours). It was held at Beech Grove City Hall and was the first regular meeting of 2016. Those present included President Donald Webb, Vice-President Ron Mote, Secretary Cathy Chappell, members Mac Bellner and Jannis King. Tammy Storey was not present. According to RDC guidelines Donald Webb and Jannis King will remain active in the organization until the Beech Grove City Council makes their member selections for 2016. Hopefully, this will be decided at the February council meeting.

A motion was made to accept the minutes from November 2015 by Jannis King and seconded by Vice President Rob Mote,

Mayor Dennis Buckley gave a brief update on what is going on in the community. He stated an application was submitted for funding of the Greenway Project and a separate application for the roundabout at Arlington and Churchman was also submitted. Hopefully a response will be made in the month of February.

He updated the RDC on what is going on with the St. Francis property on Albany Street. Approximately one million dollars has been invested in repairs and updates to the Alverno Building to accommodate the St. Francis Visiting Nurses Service. The IT department is still located in the building, too. Permits have been taken out to remodel floors 7 through 11 of the medical arts building. Once that project is done the parking garage will be updated. No word on the remaining structures.

The mayor also stated they are working on a grant recovery program for an At Risk Youth Program. He has been in touch with the Health and Human Services regarding upgrades to after school programs at Hornet Park.

President Donald Webb announced that Dr. Paul Kaiser has requested to speak at an RDC meeting. Pres. Webb suggested he attend the February meeting. He is planning to request approximately \$50,000.00 to help complete some school projects. Secretary Cathy Chappell asked if the RDC has that much money it could donate. Pres. Webb said the RDC does have that amount of money available. President Webb asked RDC Attorney Robert Rund if the RDC was allowed to give that money to the school. Mr. Rund replied it depended on the nature of the project and he would research the particulars. He would have to know more specifics of how the money would be used.

Member Jannis King said she was under the impression Dr. Kaiser was hoping for the RDC to commit funds for 3 years, not just 2016. Mayor Buckley said he assumed it was for more than just 2016. There will be lots of restrictions on how the money will be used.

President Webb expressed his concern over the "big box stores" wanting to reduce the amount of taxes they pay. Lowering their taxes will affect the RDC since they are located in a TIF district. During the same conversation, Mayor Buckley mentioned Beech Grove

Station would go on the tax files March of 2016. The complex is located in a TIF district. This will benefit the RDC.

Member Jannis King stated property by the high school football field would be turned into the Hornet Enrichment Academy. Kids will be attending who have a need to catch up on credits. Jannis wondered if the RDC could contribute money for that project. Donald stated although the current BG RDC is still paying off debt from the incomplete wireless project started several years ago, the city of Greenwood spent 7.4 million dollars attempting to entice an insulin company to move to their area. The city was unsuccessful and it will take years to pay off the borrowed money.

Jannis asked the mayor if the commercial property owners could be held responsible for the condition of their buildings. Mayor Buckley said they could be held responsible. Jannis said we have to find businesses that fit this market. Many of the landlords are charging too much for rent. Jannis also said not that we are Carmel, but they do have some good guidelines. For example, shop owners are required to have a nice window display and it has to meet strict requirements.

President Donald Webb thought maybe we should have some type of information class to educate the building owners and shop owners on what it takes to fix up the properties and make other businesses want to locate to Beech Grove. Setting up grants to develop Main Street was also discussed. He said perhaps if not this year, but maybe next.

The subject surfaced about the ice cream shop closing, as well as the donut shop closing. The meat market is now closed, also. A lengthy conversation took place on all the rental homes in Beech Grove and how the building owners need to take care of their properties.

Cathy Chappell attended a meeting in Mayor Buckley's office regarding how Marion County controls all signage in Beech Grove. Business owners have to first go through Marion County and pay a fee and get approval and then report to Beech Grove and pay a second fee. Mayor Buckley would like change the process. The problem is Beech Grove does not have a set standard. Mayor Buckley would like to designate Main Street as a special district and we could write an ordinance regarding paint colors, signage, etc. It would have to be done by ordinance. More meetings will be scheduled and anyone is welcome to attend.

President Donald Webb discussed how nice it would be if someone would buy Churchman Plaza, bulldoze the strip mall and build retail establishments on the first level with two bedroom condos above. It would tremendously improve the corner of premium real estate. Donald said she thought Jannis would be a great person to be included in the meetings and Mac Bellner said she was interested in attending. The next meeting is February 4 and it will be about outside funding to help pay for Main Street improvements. The mayor stated he did not want to be a decision maker in the group because it will be an ongoing project long after he is no longer mayor.

There will be a meeting at Hornet Park for this area for Mom & Pop landlords. Mayor Buckley also said the city is getting out of the loan business. The citizens have eaten roughly \$300,000.00 in bad loans. Loans were made from previous administrations.

It will take time but things will get done. Jannis suggested a welcome packet that might help new business owners. President Don Webb mentioned a computer store as example, that is having plumbing issues and the landlord is ignoring the problem. Donald thought perhaps a letter be sent to the building owners with repair guidelines and requirements.

Attorney Robert Rund stated Mayor Buckley was approached by a company interested in purchasing the contaminated landfill property. It would take the efforts of the Mayor, City Council, the RDC President and Secretary working together. The process would require 2 appraisals and the asking price could not be lower than the combined average. The property would also have to be advertised in two papers as being for sale. The city holds title to the property, but the RDC would be involved just as it was with the rock pile property. Mr. Rund said there would have to be lots of conditions regarding the sale. Jannis said she was curious about what type of company would be interested in the property. She would like some type of assurance it would be a business the city would like to have located in Beech Grove. President Webb felt like it would be appropriate to stipulate what type of business would be allowed if the property is donated. Member Mac Bellner made a motion that the RDC allow Attorney Robert Rund to secure 2 appraisals for the landfill property and Jannis King seconded it, all were in favor.

President Webb suggested the person/persons interested in the land either attend an RDC meeting, or put in writing his future plans should he take possession of the landfill.

Janis stated Tammy Storey heard the school representative is allowed to be a voting member of the RDC. Attorney Robert Rund will check on the particulars.

President Webb thanked Council Member Elizabeth Lamping for attending the first meeting of the New Year. President Webb thought with only 10 meetings a year, it would be nice if one council member would attend at least one meeting.

A motion was made by Cathy Chappell to adjourn and seconded by Ron Mote. All were in favor. The meeting ended at 8:17pm (2017 hours).

Respectfully submitted,  
Cathy Chappell, Secretary