

## RDC Meeting November 19, 2015

The Beech Grove RDC met on Thursday, November 19, 2015 at Beech Grove City Hall for the last regular meeting of 2015. Those present included President Donald Webb, Vice-President Ron Mote, Secretary Cathy Chappell and member Mac Bellner. Members Jannis King and Tammy Storey were not present. The meeting was called to order at approximately 7:00 pm or 1900 hours.

A motion was made by Mac Bellner to accept the minutes and seconded by Ron Mote.

Outstanding bills totaled \$31,011.63. Those owed money included: Russell Excavating, Crossroads Engineers, Lewis-Kappes, Peter's Consulting, Tim Showalter, Sewer Bill, United Consulting, Central Indiana Security Corp and Schneider Corp.

Mac Bellner made a motion to pay the above listed bills and Ron Mote seconded.

The suggested RDC budget for the year 2016 includes: \$25,000.00 for legal fees, \$25,000.00 for sign grant/grant development and \$580,000.00 for the 2016 bond payment. President Webb said the only thing he would suggest adding would be around \$10,000.00 for misc. expenses such as taping the RDC meetings. This budget will be presented to the city council at their December 2015 meeting.

President Webb suggested the RDC be very conservative with the budget because Lowe's and Walmart account for roughly 90% of our budget and many large businesses are trying to reduce the value of their properties. If they are successful, the TIF money going to the RDC would be reduced. RDC attorney Robert Rund will be attending a meeting and report to the RDC at the January 21, 2016 meeting.

President Webb asked for a motion to approve the RDC 2016 budget. Cathy Chappell made the motion, seconded by Ron Mote and motion carried.

Mayor Buckley took the floor and said he had met with NRP and they plan to start moving tenants in the first of the year. Their desire is to have construction completed by the end of March 2016.

Mayor Buckley also stated the Churchman Avenue Sidewalk Project has been bumped up one year. The start date had to be changed because of new guidelines for using Federal money. Construction will take place in 2017.

Dennis also said he had met with a friend from Community Health and they are in the final stages of leasing space in Beech Grove. Probably on Emerson Avenue.

The application for the round about at Arlington Avenue and Churchman has to be in by Wednesday, November 26. The Greenway Project request for funds is to be submitted Friday, November 22. The city will know in February 2016 whether or not the request for grant money for the Greenway Project will be accepted.

Heartland Solutions Corporation and Heartland Energy have been reviewing the issues with the landfill. They have been going over IDEM documents. It is clear the land is contaminated and nothing can be built into the ground, but it is possible something could be constructed above the ground. Heartland is in the process of developing solar farms. Research will continue to be made regarding options to put the ground to good use.

Attorney Robert Rund said some of the property to the north is owned by a private individual and Heartland would have to deal with the owner directly. Heartland said the owner indicated he would consider donating the property. Attorney Robert Rund asked Mr. Michael Anderson what other properties have they built upon and he mentioned a project proposed in Carmel, IN. He also stated remediation of the landfill could cost somewhere between 20 and 30 million dollars. Solar panels on top of the ground would be a good option. President Web asked how much would it cost to follow through with the solar panels and he stated 5 to 7 million dollars. Donald asked what his company would want from the RDC and he said any documents we can provide and government grants and any support available. The board was in agreement to help if possible. Heartland Solutions is headquartered in Camby, IN.

Attorney Robert Rund talked about applications and procedures and brought along some information given to the BG RDC from the Greenwood RDC. It is written information given to businesses. Donald mentioned having another workshop to talk about how to put our ideas to work. It was mentioned using the high school grant writer to help the RDC. President Web suggested a workshop after the 2016 RDC members have been put into place and perhaps in the spring when we are experiencing nicer weather.

President Web made a motion to adjourn the meeting, seconded by Cathy Chappell. All were in favor.

Respectfully submitted,  
Cathy Chappell, Secretary