

## **Beech Grove Redevelopment Commission Minutes September 20, 2012**

Stephanie Hubbard called the meeting to order at 7:03 pm

### **Roll Call:**

Commission Members: Ron Mote, Cathy Chappel, Dawn Whalen, Stephanie Hubbard, Joe Griffin, Jennifer Spitz

- Stephanie announced that we would accept the resignation of Rick Skirvin. Dawn read Rick's resignation letter into record. Joe made a motion to accept the resignation of Rick Skirvin, Dawn made a 2nd, motion carried.
- Stephanie then announced that we needed to elect officers. Dawn made motion that Stephanie Hubbard be elected president, and Joe made a 2nd, motion carried. Ron Moat made a motion that Joe Griffin be elected Vice President, Stephanie made a 2nd, motion carried

### **Old Business:**

- **August 24, 2012 minutes**  
Dawn read August 24, 2012 minutes into record, Joe made a motion to accept minutes as read, Ron made a 2nd, motion carried.
- **Rock Pile**  
Mary Hada was in attendance and gave background on NRP and what they have proposed for development of the Rock Pile. She described what the senior community would be like. She stated that they would be submitting to IHCD in November 2012 for tax credits and will find out in February 2013 if funded.  
Joe Griffin asked if Brownfields has been supportive, Mary said they have been very cooperative/supportive, by sending sample letters of how the letters need to be written so that they can work together to get the Brownfields grant to be extended.  
Cathy Beloat asked about dividing the homes from the railroad. It was stated that the street Garstang, will be divider. It was asked if there was a concern with the noise level, and Mary indicated that it had been looked at and the noise wouldn't be an issue with development.  
Stephanie then explained the conditions of donations that the commission had discussed in August and were put into the donation agreement. She explained that if NRP weren't able to meet even one of the conditions the property would then be returned to the RDC.  
John Morgan asked about the donation of the property based on appraised value, if that would count as match for the Brownfield Grant. Stephanie advised that Kyle Hendrix with IDEM indicated that we would not be able to do that.  
Joe Griffin asked Mary if they didn't get the tax credits in February if they would back out. Mary stated that they would not, they asked for 30 months to get the project off the ground because if it wasn't funded in February of 2013, they would try again in November of 2013 for February 2014 funding.  
Tim Showalter asked if NRP is funded in February 2013, if they would wait 30 months to develop. Mary stated that if they are funded in February 2013, Groundbreaking would be in November 2013 and project should be complete in 12 months.  
Joe Griffin asked if it would take 12 months from groundbreaking to getting people in there. Mary stated they are production builders, so normally about 6 months, but they say 12 just in case there are snags in the process. She stated they do hire locally as they aren't builders. Joe asked if they would pay prevailing wage, and Mary stated they would, as she believes that Home Funds would require that.

Joe Griffin asked if there was a PowerPoint presentation that could be put on the city website in regards to the proposed project. Mary said there was and she will get that to the commission.

- Donation agreement needs some information filled in. Stephanie asked for a motion that the president of the commission fill in the donation agreement and sign it.

Dawn made a motion; Ron made a 2nd and motion carried.

- Stephanie requested motion that extension of Grant from Indiana Brownfields program, Dawn made motion that Stephanie sign extension letter be signed by Stephanie, Ron made a 2nd, motion carried.

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## **New Business**

- **Dr. Jan Cowan from IUPUI**

Presentation by Dr. Cowan and his associated in regards to partnership with the City of Beech Grove, the RDC and IUPUI.

IUPUI would like to be a good neighbor, and work with the city of Beech Grove. They Can help develop projects and seek out funding for various projects for the city.

Theresa Bennett with IUPUI solutions center and office of community engagement stated that they can help with internships and research.

Dr. Cowan talked about what they do in communities is repurpose items in the Area, ie shipping containers has been repurposed to housing, offices, etc. They believe that passenger trains can be repurposed into office/retail/galleries/office etc

They also recycle materials that would normally be thrown away. Including materials that are acquired by demolishing buildings.

IUPUI would like to get with people at Amtrak/CSX to see how we can all work together to repurpose items, and make positive changes to the city.

Joe Griffin stated that as an RDC we are bound by the Redevelopment Comprehensive Plan, CSX hasn't been a willing participant and the community needs to get involved.

Stephanie stated the RDC was bound by Redevelopment Comprehensive Plan in regards to where the money is spent, but not ideas. Jennifer thinks the recycling is a refreshing idea, and thinks it is good to know that items acquired by demolishing buildings aren't going to waste.

## **Additional Items**

- **Bills**

Bill for \$350.00/Eric Withem for laptop

Bill for \$143.33/Peters Consulting- for Bond management

Motion to approve payment made by Dawn, Cathy Chappel made 2nd, all agreed motion carried.

Bill from Crossroads Engineers for \$3000.00, Stephanie stated the bill wouldn't be paid until itemized statement has been provided.

### **Public Comments**

Mayor Buckley stated that in the next 7-14 days the water main relocation along Main Street would be starting. This is totally funded by Citizens Energy group. Hunt Construction group will be doing the work.

Calumet Paving will be doing the alleys within approximately the next month.

**Dawn made motion to adjourn meeting, Joe seconded and motion was approved.**

**Meeting Adjourned at 8:41 pm**

CITY OF BEECH GROVE REDEVELOPMENT COMMISSION

Submitted by \_\_\_\_\_

Dawn Whalen-Secretary