

## RDC – July 18, 2019 Minutes

The July 18, 2019 meeting of the Beech Grove RDC took place at Beech Grove City Hall. The meeting started at 7:05pm (1905 hours). Those present included President Donald Webb, Vice President Rob Mote, Secretary Cathy Chappell, and Tara Wolf. School Board Representative Dr. Paul Kaiser was on vacation and Ed Bell was not available to attend.

The first order of business was approving the May 16, 2019 minutes. There was no meeting in June. A motion was made by Ron Mote to approve the minutes and seconded by Tara Wolf. The motion carried.

Next order of business was outstanding bills. Accounts payable included: the postmaster, sewer bill, Tim Showalter, Lewis-Kappes Law Firm, Borgmann Enterprises and Peters Consulting. These bills totaled \$8153.29. A motion was made by Ron Mote to pay the above amounts and was seconded by Cathy Chappell. The motion carried.

Another motion was made by Ron Mote to pay CrossRoads Engineering \$13,755.00. This motion was seconded by Cathy Chappell and voted on by Ron, Don and Cathy. Member Tara Wolf does not vote on payments to CrossRoads Engineering.

### **Mayor Buckley discusses the following:**

Plans are still in the works to sell the CSX property. However, at this time the sale is not confirmed.

A bid was sent to Franciscan from a company wanting to purchase the property on Albany Street. It is unknown whether the proposal was accepted.

Amazon has purchased property in the area of Arlington Avenue. It will be a distribution center for large items. As of today, the company has not asked for incentives from the RDC.

Bids on building the roundabout on Arlington and Churchman has been pushed back to October 2019.

Aldi Grocery has shown an interest in what was formerly Safeway Grocery. It is the only interest shown as of today.

An anonymous complaint was filled regarding the landfill property. It was inspected in October 2018. Soon these observations are going to become violations. A meeting took place with a company called Regional Services Corporation, out of Franklin, IN. Some remediation has taken place, but there is more to do and it must be handled by an outside company. Mayor Buckley suggested in August we hire this company for remediation of the landfill. The fee will be approximately \$20,000.00. The property is in a TIF district.

RDC financial advisor, Jeff Peters and RDC Attorney Robert Rund suggested it would be in the best interest of the RDC to not include the CSX property in the consolidated TIF Districts. The current TIF properties expire in 2030. It can be separated so it would not expire with the other TIF properties. Attorney Robert Rund suggested we have a Work Session and invite the public. He thought a Saturday would be preferred. President Don Webb has an opinion that we first have a better idea of what amount will be asked of the RDC regarding the CSX property. Tara Wolf again suggested we need to talk soon about the 2020 budget. Don strongly suggested we make sure we have money in the bank for unexpected expenses such as incentives for companies building on TIF properties.

President Donald Web made a motion to authorize RDC financial advisor, Jeff Peters to work along with RDC Attorney, Robert Rund on separating the TIF property (CSX) and to work up some ideas regarding funding for projects for the CSX property. The motion was seconded by Tara Wolf. The motion carried.

Robert discussed the length of time spent trying to research the chain of title for the CSX property. The research was very difficult.

Member Tara Wolf asked if the ribbon cutting ceremony for the new playground equipment at the BG parks was going to be rescheduled. Nothing has been rescheduled at this time.

City council member Liz Lamping talked about the former Professional Building on 17<sup>th</sup> Avenue. It was purchased by a family owned development company and plans are to renovate for senior housing. Prime Sight Brokers originally bought it as an investment property. This is in a TIF district.

Alex Carlisle, with the law firm of Lewis-Kappes ,spoke to the RDC membership regarding new Redevelopment Laws that became effective on July 1, 2019.

1. Extended financing options for dino buildings.
2. Deadlines for submitting TIF documents to county auditor/base av used for computation
3. Residential TIF programs
4. Taxation data centers
5. Historic preservation and rehabilitation grants

For more detailed information regarding the new laws, please contact RDC Secretary, Cathy Chappell.

A motion was made by Ron Mote to adjourn and seconded by Tara Wolf. The motion carried. The meeting ended at 7:41 pm (1941 hours).

The next RDC meeting is scheduled for Thursday, August 15, 2019.

Respectfully submitted,  
Cathy Chappell, Secretary

