

## RDC – August 15, 2019 Minutes

The August 15, 2019 RDC meeting took place on Thursday at Beech Grove City Hall. The meeting began at 7:03pm (1903 hours). Members present included: President Donald Webb, Secretary Cathy Chappell, Tara Wolf, Ed Bell and School Board Rep Dr. Paul Kaiser. Vice President Ron Mote was not present.

The first order of business was voting on the minutes from the July 2019 meeting. Tara Wolf made a motion to accept the minutes with no changes and Ed Bell seconded and the minutes were approved.

Next on the agenda were the outstanding bills. They were as follows: Tim Showalter, the principal on the bonds with Regions Bank, interest on the bonds with Regions Bank, and Lewis-Kappes Law Firm. The total was \$265,594.68. Ed made a motion to approve paying this total and Tara seconded. The motion carried. CrossRoads Engineers submitted a bill regarding the greenway trail in the amount of \$37,040.00. Ed made a motion to approve this amount and Cathy seconded. The motion carried. Member Tara Wolf does not vote on matters related to CrossRoads Engineers.

John Shaw from, Regional Services Corporation spoke to the RDC members regarding the landfill issue. He said he was surprise that IDEM had not been actively pursuing the RDC to clean up the area. Should the RDC hire this company to clean up the landfill it would take approximately 2 to 4months and take anywhere from 100 to 200 loads of a clay type soil. John believes the gullies should be taken care of first. He believes it would be better for the RDC to get things taken care of rather than IDEM ordering us to take care of issues. Don Webb mentioned that Mr. Moorehead owns part of the property. However, John believes the majority of the problems are on the RDC side. He also

stated if the RDC had a source for the soil, the expense of the project would be drastically cut. Mr. Shaw also said there was a sewer line that runs along the creek.

It was suggested to do a survey regarding the current property line. The motion was made by Donald Web and seconded by Cathy Chappell. The motion carried. Mr. Shaw said that Brad Meriwether and Trent Newport had a lot of knowledge of the landfill property.

President Webb started a conversation regarding the sale of the CSX property. The company expected to purchase the property wants to break ground in January 2020. Don is hoping to have firm numbers of what the company will want the RDC to help finance. The RDC commitment could be from \$480,000.00 to \$800,000.00 for sewer and drainage construction.

Our financial consultant, Jeff Peters, said it would be best to have the CSX TIF area separate from the already existing TIF Districts. This process needs to be done by December 31, 2019 while the property still shows a zero evaluation back to January 1, 2019.

Alex Carlisle, from Lewis-Kappes spoke briefly about amending the redevelopment TIF area. The RDC deadline is December 1, 2019. Once all the documentation is complete it must go through a process to be approved. Please see the attached information.

Ed made a motion to authorize the preparation of exploring the amending the redevelopment plan. The motion was seconded by Tara Wolf. The motion carried. It is known as Resolution 12019. Please see the attached information.

The company purchasing the CSX would like also the triangle shaped property by Subway Street. Attorney Robert Rund called it "vacating a

street". The motion was made by Don Webb and seconded by Cathy Chappell. It is part of a TIF property, therefore, the RDC had control of the voting.

The next city council meeting is on Tuesday, September 3 and the next RDC meeting is September 19, 2019.

A motion was made to adjourn the meeting my Tara and seconded by Ed. The meeting ended at 7:51pm.

Respectfully submitted,  
Cathy Chappell, Secretary