

RDC Minutes - August 20, 2020

The August meeting of the RDC was held on Thursday the 20th at Beech Grove City Hall. The meeting started at 7:00 pm (1900 hours).

Members present included President, Liz Lamping, Vice President, Nathan Rinks, Secretary, Cathy Chappell, Bonnie Dickinson, James Siegman and School Board Rep, Rick Skirvin.

The first order of business was voting on the approval of the minutes from the previous meeting. A motion was made by Nathan Rinks to accept the minutes and seconded by Liz Lamping. The motion carried.

Next order of business was voting on outstanding invoices. The accounts payable totaled \$266,783.78. Invoices were submitted by Regions Bank, Peters Municipal Consultants and Lewis & Kappes Law Firm.

A motion was made by Cathy Chappell to pay the amounts listed on the docket and the motion was seconded by Nathan Rinks. The motion carried.

The first topic to discuss, as posted on the agenda, was resurfacing and painting the two current basketball courts In Sarah T. Bolton Park.

However, Attorney Robert Rund stated resurfacing and repainting was maintenance. Removing the existing courts and painting, would be allowed under RDC guidelines. The mayor was asking for funds from the RDC not to exceed \$50,000.00. There was some discussion, but members would have preferred someone from the Parks Department be in attendance to answer some concerns. Gary Hall had a brief conversation with the Parks Director Tom Hannan, but he did not have much information regarding the basketball courts or any estimates on having them replaced. He did say there was water damage and some cracks in the existing concrete. During the RDC meeting Rick Skirvin attempted to reach Tom, but he was not

available. The members decided to not vote on the basketball courts, but rather table the conversation for another meeting.

The next conversation was regarding the CSX property. Presently, the Heritage Group is clearing land located at Big Four Road and Garstang Street. There is a possibility the RDC will be asked to become financially involved in some capacity.

Talking about CSX brought up the conversation regarding the RDC committing to help pay for the sewers. Had Milestone decided to build on the recently purchased property, the RDC pledged up to \$600,000.00. Bonnie Dickinson asked where the money would come from to pay for this expense. Robert Rund stated the funds would come from the Consolidated TIF Revenues.

Bonnie Dickinson started a conversation regarding the need for attention to be paid to the manholes/sewers. She suggested the RDC could assist the city with the expense. Bonnie felt like the city should start projects at the ground and work up. Liz said the topic should be presented to the Mayor because it would be a consolidated effort between departments. Nathan said he wasn't opposed to the idea, but he would expect the city to pay their part. Liz suggested Bonnie do some research on how many RDCs in the state have given money to sewer projects.

Rick Skirvin asked if there was a comprehensive plan for the greenway to be police patrolled. No decisions have been made, ideas are just in the beginning of the planning stage. Rick also asked if Nathan thought there would be a need for more police officers. Nathan thought more officers would be hired, but not specifically because of the greenway.

President Lamping asked Attorney Rund if not all the TIF money is used for projects what happens to the money. If the money exceeds the debt, plus

the budgeted items, the money goes back to the overlapping taxing districts. It has the effect of lowering taxes.

Liz asked if it was correct there are only three more bond payments left. Secretary, Cathy Chappell said the bonds would be paid off in January 2022.

President Lamping asked if anyone from the floor would like to go to the podium to make comments. Gary Hall wanted to speak briefly. He invited everyone to attend the next city council meeting to be held on Tuesday, September 8. Among other comments he asked if the RDC had goals for the year 2021 and Cathy said the Heritage Group Property. Gary said that brought up another topic regarding the use of RDC funds to invest in a multi million dollar company. He didn't agree that TIF money should be used at all. School Board Rep Rick Skirvin disagreed with Mr. Hall because the investment in Heritage Group would come back to the RDC as TIF money for many years.

Mr. Hall also questioned President Lamping about contacting Lewis & Kappes Law firm to ask questions regarding the council selections for the RDC. Liz believes her conversation was in regards to the Covid-19 guidelines set forth by the Governor of Indiana. She wanted to make sure they were followed properly. President Lamping stated she would make sure any future calls to professional services would be documented as to why contact was made. She would also share the details with all the RDC members. Attorney Robert Rund made it clear there are some discussions not for public meetings.

New member Bonnie Dickinson expressed her desire to have some type of Welcome Booklet for new members. There were several things she was not made aware of such as being sworn in to the RDC, giving her email address in order to receive RDC information, and the signing of a conflict of

interest form. She said the information could be handed to the new member or even emailed prior to their first meeting.

A motion was made to adjourn the meeting by Vice President, Nathan Rinks and seconded by new member James Siegman. The motion carried. The meeting ended at 8:55pm(1055hours).

Respectfully submitted.

Cathy Chappell, Secretary