

Beech Grove Redevelopment Commission Minutes

March 15, 2012

Stephanie Hubbard called the meeting to order at 7:01 p.m.

Roll Call:

Commission members: Dawn Waylan, John Morgan, Eric Withem, and Jennifer Spitz. Rick Skirvin had an excused absence.

John read the February 16th meeting minutes. Stephanie made motion to accept minutes as read. Eric seconded the motion and all approved.

John read the March 8th meeting minutes. Stephanie made motion to accept minutes as read. Dawn seconded the motion and all approved.

Project Updates – None

Old Business

Rock Pile –

- Stephanie commented on Crossroads proposal for the plat vacation and survey and is checking into other companies that can provide this. She is proposing to handle the plat vacation's herself.
- Eric commented that he wants a cost comparison between Stephanie and the City Attorney VS Crossroad's fees.
- Jerry McLaughlin questioned whether we had to go through the city of Beech Grove to vacate the plats and it was stated that we have to go through the Indianapolis City County Council to vacate.

Mike Smith from Donley Safety –

- Mike stated he is on a tight timeframe and has to be out of his building by November 15th, 2012. He cannot get financing on the east end of the property because of contamination. If the property is separated by a road then they will loan him the money. He is planning on building a 30,000 to 35,000 square foot building. He stated he has 25 employees and his business partner also has 25 employees.
- Stephanie stated they may run into two issues.
 - First issue is the June 1st start date because the vacationing of plats will take 60 to 90 days.
 - Second issue if we don't have at least 40,000 square feet on the property it will be tied to our return on investment.
 - Eric stated that vacation of the plats can run concurrent with the 30 day waiting period. He also said even if we break it up into 2 or 3 partials it can still be developed. If we don't go ahead and do it then it will back the whole process up.

New Business

Commercial Real Estate Showcase –

- Stephanie stated a friend called her about Beech Grove having a showcase. They had done one in Irvington and local business donated food, prizes, and drinks and had them set up at different commercial properties. Prospects would tour the empty properties and this would show the public what we have to offer.
- Anthony Kendall wanted to know if the Main street redevelopment is all under RDC responsibilities because he wants to make sure he is speaking to the right committee about projects. Stephanie responded she is not sure but will research what the RDC role is with the Main Street project. He also asked if we knew when the grant expired for the main street project. Stephanie is also checking into that.

Public Comments

Joe Griffin wants Dawn to comment on the two meetings she has had with Mike Smith, Don Moorehouse and Mayor Buckley. Stephanie commented that the information was in the February meeting minutes. She also stated she did take notes but to divulge that information she was “not going to play that game”. Stephanie stated they were “fact finding” meetings.

Joe Griffin also commented on Community Hospital wanting to build a Med Check facility in Beech Grove.

Anthony Kendall agreed with Joe on bringing Donley safety business to the rock-pile.

John made a motion is adjourn meeting, Stephanie seconded and motion was approved.

Meeting Adjourned at 8:15 p.m.

CITY OF BEECH GROVE REDEVELOPMENT COMMISSION

Submitted by: _____

John W. Morgan – Secretary