

RDC Minutes – March 21, 2019

The March 21st meeting of the RDC was held on the second floor of Beech Grove City Hall. The meeting began at 7:02 pm (1902 hours). All members were present: President Donald Webb, Vice President Ron Mote, Secretary Cathy Chappell, Ed Bell, Tara Wolf and School Board Representative Dr. Paul Kaiser.

First order of business was the reading of the minutes from the February RDC meeting. A motion was made by Tara Wolf to approve the minutes and it was seconded by Ron Mote. The motion passed.

Next order of business was the payment of outstanding bills. The grand total amounted to \$120,404.11. A motion was made by Cathy Chappell to pay CrossRoads Engineering. The motion was seconded by Ron Mote. Tara Wolf does not vote on motions regarding CrossRoads. The motion passed. A second motion was made by Ed Bell regarding payments to the following: Borgmann Enterprises, Tim Showalter, Game Time, Kevin Parsons and Associates and Lewis-Kappes Law Firm. This motion was seconded by Tara Wolf. The motion passed.

Kevin from Kevin Parson's & Associates got up to speak about the Emerson Avenue Sign Project. He stated the construction would take 3 to 4 months and 5 would be a dream for a construction company. Kevin turned the floor over to John who is a Senior Project Manager with the company.

John passed out detailed information with artwork to give the members a better understanding of the design. He said they had spent time discussing finishes, and fabrication techniques. It was determined the metal needs to be powder coated in black. Because the use of railroad materials means very heavy weight, it was determined aluminum along with stainless steel would be a better choice.

Tara Wolf asked about Beech Grove on the sign and the B and G being lower case. Through a show of hands, it seems as though most think both the B and G should be upper case on the sign. Member Ed Bell expressed his concern over the maintenance of the signs and specifically about rocks hitting the metal as a result of mowing or even rocks as a result of traffic.

President Don Webb expressed how he thinks the signs would add value to the image of Beech Grove. Tara Wolf said she had recently seen the signs in Westfield, Indiana and they were very nice.

With inflation and the cost of materials increasing the newest estimate is \$376,000.00. The RDC has only budgeted \$44,000.00 to research the project. Final plans and costs should be available at the April 18th meeting.

Next up was Jim Coffman from Next Stop Beech Grove. He brought up the possibility of the RDC giving some financial help to the Main Street Project. As it stands now the organization will apply for the OCRA grant in June and the cities receiving the grant money will be announced in August. This money, along with additional funds will be to upgrade 12 business buildings on Main Street. There is a 25% match with the OCRA Grant. Any grant money from the RDC will help the business owners however, they are prepared to pay their 25%.

Also, a small grant was applied for regarding a mural on the Studio Building near the post office. The match for this particular grant is between \$2500 and \$5000.

Cathy Chappell asked if the business owners or property owners were paying the 25%. Jim indicated in most cases; the business owners owned their buildings. He was not sure if some of the landlords simply did not want to participate and pledge the 25% match. There were a few building owners that they could not make contact. The 12 buildings participating represent around 25% of the total businesses on Main Street.

Dr. Kaiser asked if the goal of Next Stop Beech Grove was for the RDC pay the fee of \$128,000. He said yes. This amount is for architectural fees and labor study fee. Part of the fee would be paid this year, if the grant is awarded and the balance when the project is completed.

Tara Wolf asked President Donald Webb how much the RDC had in the bank. He responded with around \$450,000.00. However, he added that with the possibility of CSX selling their property, located in a TIF district, the possibility exist that the new owners will ask the RDC for financial assistance with a project.

After much discussion regarding the amount of money the RDC would like to give to Next Stop Beech Grove, a motion was made by Ed Bell in the amount, not to exceed \$37,500.00. The motion was seconded by Ron Mote. The motion carried.

Mayor Buckley's Report

1. The medical building on 17th Avenue has been sold to someone on the northside of the city.
2. Mayor Buckley urged the RDC members to be cautious when making a decision to spend a large amount of money on interstate signs. Those signs will not generate any money for the RDC. He is concerned the company buying CSX may come to the RDC for financial assistance. At the present time, the company has not asked for any funds from the RDC.
3. There is a meeting with CSX and he would like no more than 2 RDC members to attend. Ed Bell and Ron Mote have committed to attending.
4. Mayor Buckley and Don recently visited Amtrak. Amtrak is in a TIF District. Don spoke of a father who retired after 50 years and a son preparing to retire. The facility leaves a legacy for Beech Grove.
5. Plans for the greenway are progressing well. There are 12 parcels and easements to deal with. Ten owners are donating their property and two will be purchased for a total of \$5,000.00.
6. A design has been chosen for the Franciscan trailhead and it will be located at 16th and Albany.
7. One major business is interested in moving to Beech Grove near the soon to be constructed roundabout at Arlington and Churchman.
8. Mr. John Taylor, a trustee for the Masonic Lodge was next to speak. The lodge was founded in 1913 by employees of the Beech Grove Shops.

Tara said she would like to meet with other members to discuss the RDC budget. President Don Webb stated he would contact our financial advisor Mr. Jeff Peters. Dennis said he thought it would be best to wait until the deal is completed between CSX and the new owner before making any financial commitments.

A motion was made by Ed Bell to adjourn the meeting and seconded by Tara Wolf. The motion carried and the meeting ended at 8:50pm (2050 hours).

Respectfully submitted,
Cathy Chappell, Secretary

