

RDC Minutes from March 18, 2021

The March meeting of the BG RDC was held on the second floor of City Hall. The meeting started at 7:00pm (1900 hours). President Nathan Rinks was not available to attend so Vice President Matthew Kochevar presided over the meeting. Other members present included Secretary Cathy Chappell, Liz Lamping and James Siegman. The school board rep was not present.

First order of business was the minutes from the February 18, 2021 meeting. Liz Lamping made a motion to approve the minutes and seconded by James Siegman. The motion carried.

The docket was presented next and it was for a total of \$3312.08. Peters Consultants invoiced the RDC for \$892.68 and Lewis-Kappes invoiced the RDC in the amount of \$2914.40. Cathy Chappell made a motion to accept the docket as presented and it was seconded by Liz Lamping. The motion carried.

Although Mayor Buckley was not present, he had given Secretary Cathy Chappell a list of four businesses interested in utilizing a portion of the sidewalk. It would be another joint effort between the city and the RDC. The businesses include two food establishments: Mom's Cafe and O'Garas. The other two businesses sell gift items: Treasure Trove and MarketPlace on Main. Per Nathan's conversation with Cathy it was suggested the RDC place a cap on the money at \$20,000.00. There was a question as to whether that was per business or total. Cathy said she could not imagine that amount per business because on the previous projects she remembered the total being roughly \$11,000 to \$12,000.00. Previous businesses who got concrete poured as well as fencing included: Rustic Root Tea Room, New Dey Rising Bakery, and 5th Avenue Bar and Grill. The RDC decided to table the discussion about the outside improvements until the April meeting. Liz suggested the businesses attend the April meeting.

Mr. Jeff Peters was next to speak at the meeting. He presented the Redevelopment Commission 2020 Annual Report. The report listed current members, former members, paid employees if any, money in, money out, money on hand, grants, loans, etc. This document must be signed and given to the clerk treasurer to file by April 15, 2021. A motion was made by Liz Lamping to accept the report presented by Jeff, the motion was seconded by James Siegman. The motion passed.

Debra S. Kunce, managing partner of CORE Planning Strategies introduced herself, and the purpose of her company, which was created 9 years ago. They assist municipalities in development and redevelopment of areas within their communities. Jason Larrison, a Sr. Project Manager assisted in the presentation. As an example for Beech Grove, he chose the area near Walgreens, the former Safeway Grocery, the former St. Francis Hospital and the nearby area. He had sketches, and a layout of three different concepts. Some of the cities who

they have worked with include Bloomington, Columbus, Lafayette, West Lafayette, Clarksville and Fortville. Should the RDC decide to enhance an area of Beech Grove, the company just wanted us to know exactly what they do and how they work.

Robert Rund, the attorney representing the RDC, introduced Brian Statz, as a Lewis-Kappes attorney who will be attending RDC meetings.

The topic of the RDC came up again regarding the LED lights and how some community members feel it falls under maintenance, and not redevelopment. The question also came up regarding the redevelopment of Main Street from 13th to 17th.

Another member of the public, who did not identify himself, nor did he step to the podium to speak, has a concern about the lack of transparency regarding the TIF money spent on projects. Liz Lamping stated the RDC voted to aid the city council with funds for the replacement of the LED lights. The decision, and who was doing the work was already decided. However, Vice President Matthew Kochevar also said he would like to discuss what is the expectation of the RDC and what does the public want and need to know.

A motion was made by Liz Lamping to adjourn, it was seconded by James Siegman and the motion passed. The meeting ended at 8:12pm.

Respectfully submitted,
Secretary, Cathay Chappell