

Beech Grove Redevelopment Commission Minutes
May 17, 2012

Stephanie Hubbard called the meeting to order at 7:00 pm

Roll Call:

Commission Members: Jennifer Spitz, John Morgan, Eric Withem, Dawn Whalen, Stephanie Hubbard, Rick Skirven had an excused absense

- Stephanie announced that the first order of business was that she is stepping down due to personal issues, but will remain on the Commission, and a new president needed to be elected. Eric Withem made a motion that John Morgan be elected president, Stephanie seconded the motion and all approved
- Eric then announced that a new secretary would need to be elected. Stephanie made a motion to elect, and nominated Dawn Whalen, John Morgan 2nded the motion, and all approved.

Old Business

- **Rock Pile**
Eric stated we have met all requirements of the state statute as far as listing the property for sale, public notices etc and can now negotiate with interested parties. Eric advised that there are a couple of different parties interested in the property, and we would work on getting them together in the next week so that they can negotiate with them, come up with a Master Plan for the property and utilize it in the best way possible. One party is a developer for a Senior Living Community, and the other is Donley Safety, fire safety equipment.

Reading of the Minutes: John read the April 19, 2012 minutes into the record. Dawn made a motion to accept the minutes as read, John seconded and all approved

- Stephanie Hubbard addressed a concern that Anthony Kendall had asked at the April 19, 2012 meeting in regards to where the RDC can spend money. She indicated that the only thing money can be spent on is Redevelopment of TIFF area, or areas attached to TIFF areas. She stated it is a grey area.
- Eric stated that no money for the alleys will be provided to the city until the RDC has the tax money from the state. First priority is making sure that once the RDC receives the

tax money sometime in June, that there is enough to cover the Bond Payment, the RDC can then help the city with the monies needed for paving the alleys.

- Dawn elaborated on the meeting that was held with Sara Laycock and Chris Pryor from MIBOR. They have contacts that they will introduce members of the RDC to, in regards to economic development, they have resources that we can use in order to promote the city for both residential and commercial development. A citywide open house was also discussed, where all homes that are on the market, are held open, on one particular day, as well as the businesses on Main St. Maybe having a booth set up in the vacant spaces for the school system, as well as parks departments etc to help promote the city. This will take quite a bit of work, and the goal is to try and do this in the early fall.
- Eric spoke about the CDC. He stated it would take 6-12 months to get it fully up and going but feels that we could approach big businesses to see if they would be willing to get on board with this. He also indicated there would need to be meetings with the citizens to see what they need/want. What is the priority, fixing up properties, or taking care of the vacant properties. Eric stated this would be a non profit, 501C, it will take a strong board of directors, and community involvement, and will take the rest of this year and into next year to get this up and going.

New Business

- **Annual Report**

Read by Eric, he stated that none of the current commission members took office until January 2012. He stated that the minutes will be posted on the city website. Stephanie stated that when she put it together there was nothing to go on, no standardized form, or a past annual report to review or go by. John made motion to accept annual report into record, Stephanie seconded and all approved.

Additional Items

- **CBRE**

Eric addressed the proposal received from CBRE for their consulting work to the city in regards to the St. Francis Property. Based on the wording of the proposal, it seems that the city could approve work to be done, however the RDC would be receiving the bills to pay. It was felt that we would be signing a blank check, and allow someone else to spend the money. Stephanie made a motion to table the proposal from CBRE, John seconded and all approved.

- **Bills**

Crossroads Engineering bill to be paid, in the amount of \$3375.00 for the work they are doing to vacate the plats at the Rock Pile. Stephanie made a motion to approve for

payment and John seconded, all approved. Indy Newspapers, Southside Times bill, for \$445.66, for ads related to public notice and posting of Rock Pile for sale. John made a motion to approve payment, Stephanie seconded, and all approved.

Public Comments

Karla Richardson asked if the document that was tabled was sent to the RDC because St. Francis is in a TIFF zone. Eric stated it was actually sent to the Mayor, who forwarded it to the RDC. Stephanie indicated in her discussion with the Mayor it was sent to the RDC because St. Francis is in a TIFF zone.

Cathy Beloit asked what happened to Moorehouse, and the answer was that they had disappeared, we hadn't heard anything further from them. Eric stated that we the RDC has spoken with everyone who has come forward in regards to the Rockpile, but Moorehouse has never approached the RDC again. Eric stated that Mr. Smith from Donley safety however has been very active and following up with the RDC in hopes to obtain a portion of the Rock Pile.

Anthony Kendall- Made a suggestion when dealing with CBRE that a performance clause be added to the contract. If they advise that the RDC do certain things, and the RDC does those things upon their recommendation with no results, then they haven't performed as agreed on. Also stated that it should be added if they are property manager the money they would make from that should offset what the RDC pays them in their fees.

Joellen- Made a suggestion to not do anything until an attorney reviews the CBRE proposal. She also asked if the Rock Pile would be a partial purchase only. Eric clarified that the goal is to sell all of it, and it could be 2 different businesses that purchase portions of the Rock Pile.

Joellen- Asked about city wide open house, would homes be open for viewing. Dawn stated that the homeowners who were willing would hold their homes open. She then asked if we know how many homes are currently on the market, Dawn stated that when she looked earlier in the day there were 79 homes listed as active with approximately an additional 20 that have pending offers. Dawn also stated that we need to keep in mind that unfortunately there are several foreclosures in Beech Grove, so those homes will most likely not be held open as they typically aren't in show ready condition.

Joellen asked what CDC stood for. Eric stated it stands for Community Development Corporation.

Anthony Kendall suggested that we develop a relationship with the Indiana Chamber of Commerce, because they are working with Chinese/Japanese who are building plants, or

expanding plants in the Indiana area. He said that they are starting to implement programs for these cultures for the wives/children that will provide resources for these people. Eric asked for clarification of what services we should offer. Anthony stated that we wouldn't offer services, but advise that we have available land, where they can put their services. Eric suggested we find out how much vacant land is in Indiana so that we might be able to do this.

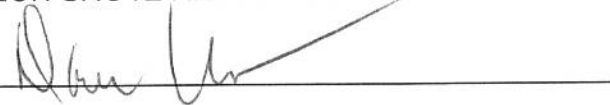
Beech Grove

Eric made motion to adjourn meeting, John seconded and motion was approved.

Meeting Adjourned at 7:45 pm

CITY OF BEECH GROVE REDEVELOPMENT COMMISSION

Submitted by



Dawn Whalen-Secretary