

RDC – November 12, 2020 Minutes

The November meeting of the BG RDC was held on Thursday, Nov. 12, 2020 on the second floor of City Hall. The meeting began at 7:00pm (1900 hours) and lasted 31 minutes.

Vice president Nathan Rinks presided over the meeting because President Liz Lamping was under the weather and participated via telephone. Others present included Secretary, Cathy Chappell, Bonnie Dickinson and James Siegman.

The first order of business was acceptance of the minutes taken during the October 22, 2020 meeting. James Siegman made a motion to accept the minutes as presented, Cathy Chappell seconded and the motion passed.

Next order was voting to accept the docket presented by Clerk Treasurer, James Coffman. A motion was made by Cathy Chappell to pay the invoices as presented, it was seconded by James Siegman. (The total was \$22, 279.60 – Taft Law Firm, A Security Fence and Gate, Accurate Concrete, Peters Municipal Consultants, Crossroads Engineering, Regions Corp. and Merchants Bonding Co.)

The Vice President presided over the public hearing, welcoming everyone and inviting any interested person to speak on the actions taken in Resolution 9-2020, to be confirmed after public hearing by Resolution 10-2020: (1) the creation of a new TIF allocation area (“West Albany Street Allocation Area”) where CrossRoad Engineers’ new headquarters will be located (on the former St. Francis parcel near 17th and Albany); (2) removal of a decrement parcel from the Regional Medical Center allocation area; and (3) removal of a decrement parcel from the Consolidated Allocation Area (collectively, the “Proposals”).

It was explained that at this hearing all interested persons may give testimony and/or ask questions concerning the Proposals. The purpose of the hearing is twofold: (1) to inform the public as to the Proposals, and (2) to allow all interested persons to voice their opinions as to the Proposals and to ask questions.

The Vice President also welcomed representatives from all underlying taxing units to appear and participate in the public hearing.

Jeff Peters, municipal advisor, presented the financial rationale for the Proposals. Mr. Peters also explained the tax impact on underlying taxing units expected to result from the implementation of the Proposals.

The Vice President announced that the commission would now hear testimony and questions from the public. However, no one in attendance chose to speak.

The Commission considered Resolution 10-2020, a resolution confirming the actions taken by the Commission in Resolution 10-2020. Elizabeth Lamping moved to approve Resolution 10-2020. James Siegman seconded the motion. The motion carried by a vote of 5-0.

Member Bonnie Dickinson made a motion for the RDC to create a Comprehensive Redevelopment Plan with ideas to guide us through 1, 2 and even the next 5 years. The motion also gave a timeline of completion by the end of the first quarter of 2021. There was a brief discussion and Attorney Robert Rund explained that even though several projects were not in writing, they were part of redevelopment, such as Beech Grove Station and the CSX property. The motion made by Bonnie was seconded by James Siegman and those voting yes were James, Bonnie and Cathy. Nathan and Liz, although not against the idea, chose to vote because of the time constraints.

A motion to adjourn the meeting was made by James Siegman and seconded by Liz Lamping. The motion carried.

Respectfully submitted,
Cathy Chappell, Secretary