

RDC October Minutes

The Beech Grove RDC met on October 22, 2020 on the second floor of Beech Grove City Hall. The meeting started at 7:04PM (1904 hours). Those members attending included President, Liz Lamping, Vice President, Nathan Rinks, Secretary, Cathy Chappell, Bonnie Dickinson and James Siegman. School Board representative Rick Skirvin participated via telephone. Robert Rund and Alex Carlisle from the law firm of Lewis-Kappes and Jeff Peters the RDC financial consultant were present, also.

First order of business was approval the minutes from the September meeting. A motion was made by Nathan Rinks to accept the minutes and seconded by James Siegman. The motion carried.

Next order of business was voting on outstanding invoices. The docket included the following: IN Dept. of Transportation (CrossRoads) \$98,500.00, Peters Municipal Consultants \$1552.50 and Lewis-Kappes \$2296.60. The grand total was \$102,349.10. A motion was made by Nathan Rinks to pay the amounts on the docket, it was seconded by James Siegman. Liz Lamping, Cathy Chappell, Nathan Rinks and James Siegman voted for and Bonnie Dickinson voted against paying the total of \$102,349.10. The motion carried. Bonnie questioned the fee charged by Jeff Peters.

Beech Grove clerk-treasurer, James Coffman, presented a joint project between the City Council and the RDC. If agreed upon, three businesses would have concrete, as well as new fencing installed on public property in front of the following businesses: New Dey Rising Bakery, 5th Avenue Bar and Grill and Rustic Root. The total for the first two businesses comes to \$8213.00 for the RDC and the same amount for the city. Nathan Rinks made a motion for the RDC to split the cost 50/50 with the city. Cathy Chappell seconded and the motion passed. The estimate for Rustic Root was not available at the time of the RDC meeting. However, Nathan Rinks made a motion to add Rustic Root to the project in the amount not to exceed \$3000.00. Liz Lamping seconded the motion and it passed unanimously.

Jeff Peters, municipal advisor, presented the financial rationale underlying three proposals: (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”).

Mr. Peters recommended these changes to strengthen existing allocation areas (Regional Medical Center and Consolidated Allocation Area) and to lay the foundation for the RDC to capture incremental assessed valuation in the proposed West Albany Street Allocation Area.

Mr. Peters presented on the potential impact to underlying taxing units if the West Albany Street Allocation Area were to be created.

Alex Carlisle, legal counsel, presented on the legal steps and process to accomplish the Proposals. Maps and lists of parcels affected by the Proposals were presented to the Commission.

Members of the Commission had the opportunity to ask Mr. Peters and Mr. Carlisle questions regarding their presentations and the Proposals. Members of the Commission considered the Proposals in light of the redevelopment plan and goals for the City of Beech Grove.

The Commission considered Resolution 7-2020, A RESOLUTION OF THE CITY OF BEECH GROVE REDEVELOPMENT COMMISSION AUTHORIZING THE PREPARATION OF DATA DESCRIBED IN INDIANA CODE § 36-7-14-15(b) IN ORDER TO EXPLORE THE POSSIBILITY OF AMENDING THE REDEVELOPMENT PLAN FOR A REDEVELOPMENT AREA WITHIN THE CITY. James Siegman moved to approve Resolution 7-2020. Nathan Rinks seconded the motion. The motion carried by a vote of 5-0.

The Commission considered Resolution 8-2020, AMENDING SUPPLEMENTAL BOND RESOLUTION TO REMOVE CERTAIN PARCELS FROM THE CONSOLIDATED ALLOCATION AREA. Cathy Chappell moved to approve Resolution 8-2020. James Siegman seconded the motion. The motion carried by a vote of 5-0.

The Commission considered Resolution 9-2020, RESOLUTION OF THE CITY OF BEECH GROVE REDEVELOPMENT COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND REDEVELOPMENT PLAN, ESTABLISHING A NEW ALLOCATION AREA, AND REMOVING CERTAIN PARCELS FROM THE BEECH GROVE REGIONAL MEDICAL CENTER REDEVELOPMENT ALLOCATION AREA AND THE CONSOLIDATED ALLOCATION AREA. Nathan Rinks moved to approve Resolution 9-2020. Cathy Chappell seconded the motion. The motion carried by a vote of 5-0.

President Liz Lamping made a motion to adjourn the meeting and it was seconded by Vice President, Nathan Rinks. The motion carried and the meeting ended at 8:23pm (1023 hours).

Respectfully submitted,
Cathy Chappell, Secretary

