

RDC September 15, 2022, Minutes

The meeting was held on Thursday, September 15, 2022, on the second floor of Beech Grove City Hall. The start time was 7:00pm (1900 hours).

RDC members present included President, Matthew Kochevar, Vice President, Liz Lamping, Secretary, Cathy Chappell, Nathan Rinks and Rob Challis. Also, the newest appointee, Lynn Weathers. Matthew welcomed Lynn and stated how we all looked forward to having her as part of the RDC. Lynn was selected by the city council to replace Pete Piazza.

First up was voting on the minutes from the August meeting. Liz Lamping made a motion to accept the minutes as read, Nathan Rinks seconded. The motion passed.

Next up was the docket. The outstanding invoices totaled \$131,346.65. Funds were owed to the following: Zinkan Enterprises LLC, Crossroad Engineers, PC, Robertson Paving, Peters Franklin PC, Lewis Kappes Law Firm, and Crossroads Engineers. A motion was made by Cathy Chappell to pay the amounts on the docket as posted, Nathan Rinks seconded, and the motion carried.

Brian Statz presented a brief rundown of the area of 201 Bethel about creating a TIF district. He presented a map of the area and Resolution 2022-6. Details must go through and be approved by the BG City Council. If approved, the RDC will follow up at the RDC October meeting. Nathan Rinks made a motion to proceed with the plan and Liz Lamping seconded. The motion passed unanimously. **Please see the attachment.**

A brief rundown of Resolution 2022-8 was presented to the members by Brian Statz. This is regarding removing the Safeway property from the current TIF district and creating its own TIF area. It is the first step for Lewis and Kappes and simply gives them permission to follow Indiana guidelines in creating TIFs. A motion was presented by Nathan and seconded by Liz to approve the resolution. The motion carried. **Please see the attachment.**

Joe Zinkan, from Zinkan & Barker, developers of the Safeway property, approached the RDC next. He stated they received 3 bids from demolition companies, and they selected Petri Excavating. The bid was \$228,500.00. They are

hoping to get started in October depending on unforeseen issues, but certainly completed by Thanksgiving. Joe also stated the developers were leaning towards multifamily homes. A motion was made by Matthew Kochevar and seconded by Liz Lamping to approve \$114,250.00 to give to the company from the RDC. The motion carried. **Please see the attachment.**

Cathy Chappell did a brief update on a possible amphitheater. She handed out a folder with photos and information about the facility in Ft. Thomas, KY.

Unfortunately, after a conversation with Trent Newport it was decided the amphitheater could cost as much as one million dollars. The second photo was presented by Tom Hannan, the Park Director. Because of not wanting to give up any additional green space, and not wanting to remove the baseball diamond, it was decided this design could be built where the ceremony was held for the Franciscan Trail. Cathy made a comment she thought an amphitheater should have a stage, even if a temporary structure. However, it would mean the roof would have to be taller and stronger concrete poured. Cathy asked the other members if they could spend time on the internet for additional designs.

President Matthew Kochevar presented the 2023 budget. The three categories are future projects including infrastructure and incentives, road projects, other projects and professional fees. The total for 2023 is \$839,609. Matthew made a motion to accept this breakdown and Nathan seconded. The motion carried.

Our newest voting member, Lynn Weathers, filled out a Conflict-of-Interest Disclosure Statement. All the information was acceptable. A motion to accept Resolution 2022-11 was made by Matthew and seconded by Liz. The motion was approved.

A motion was made by Nathan Rinks to adjourn the meeting, and Liz Lamping seconded. The motion carried and the meeting ended at 7:59 pm (1959 hours).

Respectfully submitted,

Secretary, Cathy Chappell