

**City of Greensburg  
Redevelopment Commission Regular Meeting  
Thursday, December 2, 2021  
7:00 p.m. City Hall  
314 W. Washington**

President Dr. David Weigel called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance to the Flag.

**Roll Call** - Board members present were: Dr. David Weigel, Ken Dornich, Jamie Humpert, Darren Burkhart, and Darrell Poling. City Attorney Chris Stephen and City Engineer Ron May were also present. Ex-officio member Mark Bower was absent.

**Agenda** – The agenda was approved as presented.

**Minutes** – Dr. Weigel presented the October 28, 2021 minutes for approval. They were approved as presented.

**NEW BUSINESS**

Jill Hart – Xperience Ag, Inc. – Request for assistance with new road construction

The applicant was not present to make her request. A motion was made by Ken Dornich and seconded by Darrell Poling to remove the request from the agenda until further action is requested by the applicant. The motion passed unanimously by voice vote 5-0.

**OLD BUSINESS**

**City Engineer – Ron May**

Veterans Way Phase II Update – We are 99.99% complete. The electrician has installed the meter at the service point and it is ready to go. There is a pre-final inspection scheduled for Tuesday morning to identify any items that are not complete. After that, all that is needed is a final sign-off for the project to be deemed finished. The signal is fully functional including the pedestrian phase, except that a warning sign has been run over. It will be replaced.

Bicycle & Pedestrian Master Plan – The staff has received a revised final copy of the Master Plan. They are reviewing the document and it is almost ready to be released to the Steering Committee. It should then be ready to submit to the City Planning Commission for their December meeting. If the Planning Commission are in agreement, they will recommend adoption of the plan into the current Comprehensive Plan. Then, it will be presented to the Council at their January 2022 meeting whereby resolution the Council will formally adopt the completed Comprehensive Plan.

Veterans Way Residential Project – Ron May stated that we have been working on the proposed agreement for a potential developer. City Attorney Chris Stephen noted that the proposed agreement has been sent to their legal counsel. Chris has not heard back from the attorney in comment. He also noted that there is timetable on the sale of the property. He has prepared the necessary offer for purchases and notices. We just have to wait on the second appraisal so that we can make sure that we are in compliance with the statute. Then we will be in a good position to move forward.

Appraisals for Veterans Way Residential Property – Ron May added that the schedule for the appraisal from the second appraiser is middle to end of January or maybe into February.

## **NEW BUSINESS**

### David Starkey – Reedy Financial

David Starkey gave a presentation on the Tax Increment Financing Impact Report.

**Approval of Claims** – The following claims were presented for approval:

### Veterans Way, Phase II Claims

American StructurePoint - Construction Engineering Oct. 2021	\$ 24,861.69
American StructurePoint - Preliminary Engineering Oct. 2021	<u>512.99</u>

Sub-total	\$ 25,374.68
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### Regular Claim

Reedy Financial – Oct. 2021	2,083.63
Stephen Legal Group – Nov. 2021	1,395.00
Scholle's Land Surveying – Ingress-Egress Easement Survey	1,250.00
Indiana Media Group – Legal Advertisement	<u>11.29</u>

Sub-total	\$ 4,739.92
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Grand Total	<u>\$30,114.60</u>
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A motion was made by Ken Dornich and seconded by Jamie Humpert to approve the payment of the December 2, 2021 Veterans Way Phase II claims for a total of \$ 25,374.68. The motion passed unanimously by voice vote 5-0. A motion was made by Darren Burkhart and seconded by Ken Dornich to approve the payment of the December 2, 2021 regular claims for a total of \$4,739.92. The motion passed unanimously by voice vote 5-0. The claims will be paid out of the 802 Account.

Veterans Way Phase II Contract for American Structurepoint Construction Engineering – Ron May made the following comments regarding construction engineering: He stated that American Structurepoint has used all of the money in their contract. They still have a little work to do in completing the final construction record. If they ask for additional changes to the agreement, he anticipates some hard discussion about that. They were generous in their



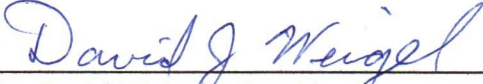
staffing of the project and if they overrun the contract amount they are going to have to justify how much labor they had on that job and what the Redevelopment Commission got out of that. So I am thinking that in your January meeting you may have the final invoice on construction engineering. There is some thinking that they may request additional money, however, they have not yet proposed that to us. It is a cost-plus contract and the expenditures are very carefully followed. They have a fulltime resident inspector on the job. All construction information is online and is current all of the time. You are not to pay for any work without the appropriate material records in the system to justify the payment.

There being no further business, the meeting was adjourned at 7:31 p.m.

The next RDC scheduled meeting will be on Thursday, January 6, 2022 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

Respectfully submitted,


Judy Curd  
Recording Secretary

  
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Dr. David Weigel – President


1-6-2022  
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Date

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Darrell Poling – Vice President

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ken Dornich – Secretary

1-6-22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jamie Humpert – Board Member

1/6/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Darren Burkhardt - Board Member

1/6/2022  
\_\_\_\_\_  
Date