

**City of Greensburg
Redevelopment Commission Regular Meeting
Thursday, January 6, 2022
7:00 P.M. City Hall
314 W. Washington Street**

Organizational Business

Mayor Joshua L. Marsh conducted the swearing in of the Commissioners.

Christopher Stephen, Attorney for the City of Greensburg, opened the meeting at 7:00 p.m. and led the Pledge of Allegiance to the flag.

Election of Officers for 2022

Christopher Stephen opened the nominations for the office of President of the Greensburg Redevelopment Commission. Ken Dornich nominated Dr. David Weigel for President. There were no other nominations from the floor. The nominations were closed. The nomination was accepted by Dr. Weigel. Ken Dornich made a motion and Darren Burkhardt seconded the motion to approve Dr. Weigel as President for 2022. The motion passed unanimously by voice vote 3-0. Dr. Weigel abstained.

Christopher Stephen opened the nominations for the office of Vice President. Darren Burkhardt nominated Ken Dornich for Vice President. There were no other nominations from the floor. The nominations were closed. Ken Dornich accepted the nomination. Darren Burkhardt made a motion and Jamie Humpert seconded the motion to approved Ken Dornich for Vice President. The motion passed unanimously by voice vote 3-0. Ken Dornich abstained.

Christopher Stephen opened the nominations for the office of Secretary. Jamie Humpert nominated Darrell Poling for Secretary. There were no other nominations from the floor. The nominations were closed. Jamie Humpert made a motion and Ken Dornich seconded the motion to approve Darrell Poling for Secretary. The motion passed unanimously by voice vote 3-0.

President Weigel asked for Roll Call. Board members present were: Dr. David Weigel, Ken Dornich, Jamie Humpert, Darren Burkhardt, and Mark Bower. City Attorney Chris Stephen, Street Commissioner Mark Klosterkemper and City Engineer Ron May were also present. Board Member Darrell Poling was absent. Judy Curd performed the duties of recording secretary.

Agenda – The agenda was approved as presented.

Minutes – Dr. Weigel presented the December 2, 2021 minutes for approval. They were approved as presented.

NEW BUSINESS

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

Jill Hart of Xperience Ag, Inc. presented an overview of their multi-year 3-Phase Plan. Phase 1 (2021-22) includes the purchase of 20 acres on Veterans Way and plans to construct offices, a showroom, shop and small meeting rooms to be completed by the Fall of 2022. Construction on the road is scheduled to start in two weeks. Xperience Ag is requesting a partnership on infrastructure including road construction, lighting, sidewalks and utility installation. Xperience has also requested and received a tax abatement for their project from the City Council.

OLD BUSINESS

City Engineer – Ron May

Veterans Way Phase II Update – The actual construction of Veterans is complete. The project is currently \$210,000 over the original contract. 80% of the cost is covered per Mark Klosterkemper. Veterans Way is open from S.R. 3 to Memorial Way and then to Michigan Avenue. It takes 45 day per INDOT criteria to complete the Final construction Record.

There have been cost overruns: 1) A private water line and fire hydrant needed to be moved and the original plans didn't include a hydro-stop used in moving the water hydrant, and 2) Chemical modifications of the subgrade were changed from lime to cement. Also, INDOT asked for modifications to the signal at S.R. 3.

Bicycle & Pedestrian Master Plan – The Bicycle & Pedestrian Master Plan was presented to the Planning Commission on Tuesday of this week. The Plan Commission reviewed it and recommended it to the Common Council for adoption and inclusion into the current Comprehensive Plan for the City. Next Tuesday, the Council will consider and hopefully formally adopt it and solidify the grant funding that has already been received.

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 – There hasn't been much movement. However, we discovered the need for a second appraisal. Hopefully this will be completed by the end of the month. The next step is the receipt of bids for the project. Chris Stephen added that all of the documentation that is necessary has been completed. The counsel for the contractor is reviewing information that we have sent to them. The official timeline has not been determined yet.

NEW BUSINESS

Ron May stated that the county did not make the December settlement. Mayor Marsh added that he is looking into the issue.

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

Veterans Way, Phase II Claims

First Financial Bank – Duke Energy Service Provision	\$ 1,529.50
First Financial Bank – January 2022 Construction Bond Payment	<u>284,398.70</u>

Sub-total	\$285,928.20
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Regular Claims

Reedy Financial – Nov. 2021	\$ 2,172.72
Stephen Legal Group – Nov. 2021	210.00
Huntington National Bank – Land Purchase Bond Payment	<u>58,426.48</u>

Sub-total	\$ 60,809.20
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Grand Total	<u>\$346,737.40</u>
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A motion was made by Ken Dornich and seconded by Jamie Humpert to approve the payment of the January 6, 2022 Veterans Way Phase II claims for a total of \$285,928.20. The motion passed unanimously by voice vote 4-0. A motion was made by Darren Burkhardt and seconded by Ken Dornich to approve the payment of the January 6, 2022 regular claims for a total of \$60,809.20. The motion passed unanimously by voice vote 4-0. The claims will be paid out of the regular Redevelopment Commission Account.

There being no further business, the meeting was adjourned at 7:44 p.m.

The next RDC scheduled meeting will be on Thursday, February 3, 2022 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

Respectfully submitted,

Judy Curd
Recording Secretary

David J. Weigel
Dr. David Weigel – President

3-3-2022
Date

Darrell Poling – Vice President

Date

Ken Dornich
Ken Dornich – Secretary

3-3-2022
Date

Jamie Humpert – Board Member

Date

Darren Burkhardt
Darren Burkhardt - Board Member

3/3/2022
Date