City of Greensburg

Redevelopment Commission Regular Meeting

Thursday, December 17, 2020

6:30 p.m. City Hall

President 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: David Weigel, Adam Wentzel, Darrell Poling, Jamie Humpert, and ex-officio Mark Bower were present. Board Member Ken Dornich was absent. City Attorney Chris Stephen, Street Commissioner Mark Klosterkemper, and City Engineer Ron May were also present. Guest speaker, Gary Smith of Reedy Financial Group was present.

Minutes – Dr. Weigel presented the November 19, 2020 minutes for approval. They were approved as presented.

Agenda Approval – The agenda was reviewed. A motion was made by Adam Wentzel and seconded by Darrell Poling to amend the agenda to add Approval of Placement Fees for HOTIF and approve the agenda as amended. The motion passed unanimously by voice vote 4-0.

Acknowledgement of Departing Commissioner – President Weigel read a letter of tribute for retiring board member, Adam Wentzel, from Mayor Josh Marsh.

OLD BUSINESS

Reedy Financial Group – Gary Smith presented a summary of the Revised Financial Services Agreement. After discussion, Darrell Poling made a motion and Adam Wentzel seconded the motion to choose the following options: 1) Bi-Annual Plan Updates at $10,000 annually, 2) TIF Neutralization & Revenue Review/Guidance at $8,000 annually, and 3) Full-Service Compliance at $7,000 annually. The motion passed unanimously by voice vote 4-0.

City Engineer – Ron May

1. Update of Project Status for Veterans Way, Phase II – Work is proceeding with the storm sewer installation on schedule west of the Broadway intersection and partly finished east of the Broadway intersection. Work will start on the retaining wall beside the Tractor Supply building in January. Work will be suspended for the holidays at the end of

the work day on Friday, December 18, 2020 and will resume on Monday, January 4, 2021.

2. Update on Planning Services for the Capital Improvement Plan – Members are to review the draft Plan and return any comments to American StructurePoint. American StructurePoint will present the plan at the next meeting.
3. Update on Indiana Department of Health Preparation of a Community-wide Bicycle and Pedestrian Master Plan – The Mayor received the agreement with the State about two weeks ago and signed it electronically. It has been accepted and approved by the State. We are awaiting a purchase order for the grant amount as notice to proceed.

NEW BUSINESS

Veterans Way Residential Project – A representative from Barnes & Thornburg delivered the documents for the Veterans Way Residential Project to the board for execution.

Request for Proposals for the Veterans Way Residential Project – City Engineer, Ron May, reported that property acquisition will be final on December 28. The proposal for the builders to partner with the City are ready for approval. A motion was made by Adam Wentzel and seconded by Jamie Humpert to approve the RFP. The motion passed unanimously by voice vote 4-0.

Approval of Claims – A motion was made by Adam Wentzel and seconded by Darrell Poling to amend the agenda to include Payment of a Claim for Residential HOTIF.

Veterans Way Project Claims - A motion was made by Adam Wentzel and seconded by Darrell Poling to approve the Veterans' Way claims and regular claims for $53,479.25. This claim will be paid from the 802 fund. The motion passed unanimously by voice vote 4-0.

A motion was made by Adam Wentzel and seconded by Darrel Poling to approve the HOTIF claims for $105,800 to be paid from bond proceeds. The motion passed unanimously by voice vote 4-0.

A motion was made by Darrell Poling and seconded by Adm Wentzel to amend the agenda to include a claim for the Veterans Way bond payment. The motion passed unanimously by voice vote 4-0. A motion was then made by Adam Wentzel and seconded by Jamie Humpert to approve the payment of a claim for $299,606, or the amount invoiced by the bank, due on January 15, 2021 for the bond payment. The motion passed unanimously by voice vote 4-0.

Update on City Hall Move – Ron May reported that packing has already begun in preparation for City Hall to move to the former Sheriff's office facility on S. Ireland Street (Old Washington School Building). City Hall will be open for business at that location beginning on January 11,

2021. The current West Washington street City Hall building will be closed for renovations for several months.

There being no further business before the board, the meeting adjourned at 7:10 p.m.

The next RDC meeting will be held on Thursday, January 21, 2021 at 6:30 p.m. at the S. Ireland Street temporary City Hall location in the gymnasium. Use the Westside entrance.

Respectfully submitted,

Judy Curd
Board Secretary

David J Weigel

David Weigel – President | Date

Adam Wentzel – Vice President | Date

ABSTAIN

Ken Dornich – Board Member | Date

Darrell Poling – Board Member | Date

Jamie Humpert

Jamie Humpert – Board Member | Date