

**City of Greensburg
Redevelopment Commission Regular Meeting
City Hall 314 W. Washington Street
Thursday, February 2, 2023 at 7:00 p.m.**

President David Weigel called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag.

Roll Call: Board members present were: Dr. David Weigel, Ken Dornich, Darren Burkhart, Jamie Humpert, and Darrell Poling. Ex-officio member Mark Bower was absent. City Attorney Chris Stephen, Mayor Joshua Marsh, EDC Director, Brian Robbins, and City Engineer Ron May were also present. Judy Curd performed the duties of recording secretary.

Agenda: The agenda was approved as presented.

Minutes: Dr. Weigel presented the January 5, 2023 regular meeting minutes for approval. They were approved as presented.

OLD BUSINESS

Joshua L. Marsh, Mayor – RDC Property Marketing Program

Mayor Marsh spoke to the board about marketing the four lots owned by the RDC located on Veterans' Way. He stated that after consulting with Brian Robbins and Rose Cronley, they decided to recommend to the board that they contact Robert Lindgren, Vice President with Lee and Associates, a commercial-only real estate firm located in Indianapolis, to oversee the sale of the properties.

Mr. Lindgren will be invited to attend the next meeting of the RDC to give a proposal for the sale of the properties and present a draft of a contract for the board's review. The contract will also be sent to the City Attorney for review before the board makes their decision.

Brian Robbins, Economic Development Director – Brian stated that the EDC will support the board's decision to contract with a commercial-only realtor to oversee the sale of the properties. He is looking forward to meeting with the developers to coordinate the sale of the properties.

Ron May, City Engineer: Discussion of Residential Development Project – Since the last meeting, Darren Burkhart, Zeke Smith - Wastewater Utility Superintendent, and Ron May met with Beacon Builders to discuss the lift station. It was a positive discussion but there were questions. The meeting will continue until the questions are resolved.

Rezoning of RDC Property - Originally, the property was zoned R1 Single Family Residential with the prime motive to prevent duplexes. An R1 lot has a minimum of 80 ft. wide frontage. An R2 lot has a minimum of a 70 ft. wide frontage. Another difference is an R1 lot has a 10 ft side yard requirement. An R2 lot has a 6 ft side yard requirement. Beacon has reported that in order to get 72 lots they cannot meet the 80 ft wide frontage requirement. They also said that in today's market there is a high demand for 3-car garages. The 3-car garage makes it difficult to get by with a 10 ft side yard. So, what they may end up with is a 7 ½ ft side yard. If the lot frontage and side yards can be made slightly smaller, everything can be made to work.

There is a Rezoning Application on tonight's agenda asking that the property be rezoned to R2. There will be a covenant on the property that duplexes cannot be built. Beacon has signed the petition for rezoning that if they own this property before this process is concluded, it will be the RDC and the contract purchaser listed as petitioners.

They are working through the final items discussed in the meeting and are moving forward on the drainage design for their parcel as well as our two parcels that we discussed and are included in their drainage work. They plan to appear before the Planning Commission in May.

Transfer of Title and Mortgage, Chris Stephen – Chris has been working on the language but is waiting on the variance work to be completed. The mortgage work may be presented at the March meeting.

Follow-up on Redevelopment Commission Plan List – Earlier, the Plan List Committee met with the Mayor regarding the Plan List and concluded that there were no more projects to add to the list.

Some time later, it was discussed to extend the multi-use path to possibly connect Veterans Way to 4th Street near North Park or to connect Veterans Way to Park Road. Included in that plan might be a bridge over State Road 3. Ron stated it would behoove the city to conduct a feasibility study including the cost of doing such a project. There has been discussion about how the Smith Road alignment could properly meet the slope requirements required for the Americans with Disabilities Act. The problem is that it is very difficult to make it handicapped accessible in cramped quarters typically found at existing intersections. It is also discussed that INDOT had previously not approved a similar project.

President Weigel formed an ad hoc committee consisting of Darrel Poling, Ken Dornich, and Mayor Marsh to review the possible future projects for the Multi-Use Path.

NEW BUSINESS

Ron May – Agricultural Leases

Lease #1- H & I Farm Corp – Ken Dornich made a motion and Darrell Poling seconded the motion to approve the agricultural lease for H & I Farm Corp and to authorize President Dr. David Weigel to sign the lease. The motion passed unanimously by voice vote 5-0.

Rezoning Application for RDC Property – Beacon Builders has already signed the rezoning application. Motion: Darren Burkhart made a motion and Jamie Humpert seconded the motion to approve that President David Weigel sign the rezoning application for the RDC property on behalf of the Redevelopment Commission. The motion passed unanimously by voice vote 5-0.

Multi-Use Path over State Road 3 – Question: Do you want to invest in a study to design and construct a bridge over State Rd 3 for use by the multi-use path? Motion: Darrell Poling made a motion and Ken Dornich seconded the motion to approve a feasibility study to design and construct a bridge over State Rd 3 for use by the multi-use path. The motion passed unanimously by voice vote 5-0. A final approval will be made at a later meeting when the details of the study are known.

Approval of Claims

February 2 2023 Regular Claims

Reedy Financial – Invoice 9129	\$ 2,083.63
Reedy Financial – Invoice 9131	192.20
Stephen Legal Group – Invoice 10987	150.00
Greensburg Municipal Water & Wastewater 01312023-1	1.19
Greensburg Municipal Water & Wastewater 01312023-2	1.19
Greensburg Municipal Water & Wastewater 01312023-3	1.19
Greensburg Municipal Water & Wastewater 01312023-4	1.19
Greensburg Municipal Water & Wastewater 01312023-5	<u>1.19</u>

Total February 2 2023 Claims **\$ 2,492.08**

Ken Dornich made a motion and Darren Burkhart seconded the motion to approve the February 2, 2022 claims for a total \$2,492.08. The motion passed unanimously by voice vote 5-0.

There being no further business before the board, Dr. Weigel adjourned the meeting at 7:43 p.m.

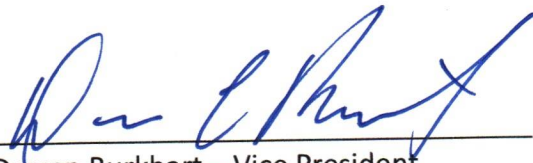
The next RDC scheduled meeting will be on Thursday, March 2, 2023 at 7:00 p.m. at the City Hall facility at 314 W. Washington Street.

Respectfully submitted,

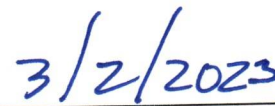
Judy Curd
Recording Secretary

Dr. David Weigel – President

Date



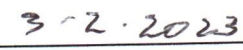
Darren Burkhart – Vice President




Date



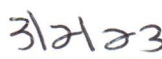
Ken Dornich – Secretary



Date



Jamie Humpert – Board Member



Date

Darrell Poling - Board Member

Date