

**City of Greensburg  
Redevelopment Commission Regular Meeting  
City Hall 314 W. Washington Street  
Thursday, June 1, 2023 at 7:00 p.m.**

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

**Roll Call:** Dr. David Weigel, Ken Dornich, Darren Burkhart, and Darrell Poling were present. Board member Jamie Humpert and Ex-Officio Mark Bower were absent. Mayor Josh Marsh, City Attorney Chris Stephen, and City Engineer Ron May were also present. Judy Curd performed the duties of recording secretary. Guest speaker, Bob Lindgren of Lee & Associates was present.

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

**Minutes:** The May 4, 2023 regular meeting minutes were approved as presented.

**OLD BUSINESS**

**Bob Lindgren, Lee and Associates:**

**RDC Property Marketing Program** – Bob Lindgren of Lee and Associates reported that they had agreed to the terms of a contract between Lee and Associates and the Redevelopment Commission to initiate an agreement to market properties along Veteran's Way. The updated contract has changes only to the dates to make it current. The length of the contract is for six months and goes from June 15, 2023 to December 15, 2023. A motion was made by Ken Dornich and seconded by Darren Burkhart to approve that the Redevelopment Commission enter into an agreement with Lee and Associates to market four parcels located along Veteran's Way consisting of 1.5, 1.7, 4.5, and 12.1 acres. The motion passed unanimously by voice vote 4-0.

**Ron May, City Engineer:**

**Resolution 2023-06 to Amend Economic Development Plan** – The purpose of the amendment is to update the RDC Project List. City Attorney Chris Stephen has comprised a schedule of events to make this happen. A copy of the resolution was emailed to the commission previously. President David Weigel has the copy to be signed. Attorney Chris Stephen stated that he has reviewed the current statute to confirm that there were no substantial changes in the statute. And, he also went back and found a timeline that he had prepared in 2013. There is no statutory requirement that it go before the Council. The public hearing will be held at the July meeting of the Redevelopment Commission. No other notices are required except for the public meeting.

Board member Darrell Poling suggested that even though it is not required, it would be a good idea to take it to the Council to keep them in the loop just like we did last time. Ron May stated that in the exhibit to the resolution there is a list of projects. That list is the complete list of projects that has been discussed for several months at the Redevelopment Commission meetings. Darrell Poling made a motion and Darren Burkhardt seconded the motion to adopt Resolution 2023-06 to Amend the Economic Development Plan. The motion passed unanimously by voice vote 4-0.

**Update on Residential Development Project** – Ron May reported that the city’s Planning Director received a message yesterday from Beacon Builders that the consideration of the Residential Development Project primary plat be withdrawn from the Plan Commission agenda for their June meeting. No reason was given as to why their request was withdrawn.

**Redevelopment Commission Plan List** – The Redevelopment Commission Plan List is now considered complete per the above approval of Resolution 2023-06 to Amend Economic Development Plan.

**Update on the Multi-Use Path over State Road 3 and Reconstruction of Broadway Street from Veterans Way to State Road 3 Feasibility Studies** – Ron May noted that in your previous meeting you selected American Structurepoint to perform a feasibility study for a multi-use path from Veteran’s Way to the Fourth Street/North Park neighborhood and also another feasibility study for reconstruction of Broadway Street from Veterans Way to State Road 3. American StructurePoint, Inc. has submitted two proposed agreements for professional engineering services. The agreements are in compliance with what they have told you in their proposals. Chris Stephen has reviewed both contracts and they have favorable terms. He has no issue with the language in the contracts. They will start work on the project as soon as they have received a written notice to proceed. If the Commission executes the agreement with American Structurepoint this evening, Ron stated that he will issue the written notice to proceed on their behalf. Ken Dornich made a motion and Darren Burkhardt seconded the motion to approve to sign the two contracts with American Structurepoint to perform engineering services for the Pedestrian Connector Study and the Broadway Study. The motion passed unanimously by voice vote 4-0.



## NEW BUSINESS

**Reedy Financial Group** – Representatives from the Reedy Financial Group were not at tonight's meeting to present the TIF Passthrough Resolution due to a schedule conflict. President David Weigel reported that since we have paid 50% of our funds to meet our financial obligations, we have to send letters to the other taxing units within the city. This action is an annual requirement. Reedy is going to send those letters to those groups by the June 15 deadline. Mayor Marsh recommended that the board give approval for Dr. David Weigel to sign the TIF Passthrough Resolution. A motion was made by Darren Burkhardt and seconded by Ken Dornich to permit Dr. David Weigel to sign the TIF Passthrough Resolution as soon as it is received from the Reedy Group since the document is time sensitive and the letters are due to the other taxing units by June 15. The motion passed unanimously by voice vote 4-0.

### Approval of Claims

#### June 1 2023 Regular Claims

GM Development-Pirate Park Final Payment-RDC Commitment	\$ 134,808.25
Indiana Wire Products, Inc. – Invoice 7108	10,691.75
Reedy Financial –Invoice 9484	2,083.93
Stephen Legal Group Invoice 11382	135.00
Judith Curd Secretarial Services	60.00
Greensburg Municipal Water & Wastewater 05262023-1	1.19
Greensburg Municipal Water & Wastewater 05262023-2	1.19
Greensburg Municipal Water & Wastewater 05262023-3	1.19
Greensburg Municipal Water & Wastewater 05262023-4	1.19
Greensburg Municipal Water & Wastewater 05262023-5	<u>1.19</u>

**Total June 1 2023 Claims** **\$ 147,784.88**

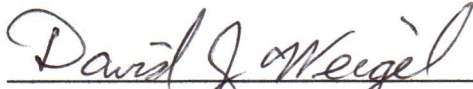
Darrell Poling made a motion and Ken Dornich seconded the motion to approve the June 1, 2023 claims for a total \$147,784.88. The motion passed unanimously by voice vote 4-0.

There being no further business before the board, President David Weigel adjourned the meeting at 7:19 p.m.

The next RDC scheduled meeting will be on Thursday, July 6, 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

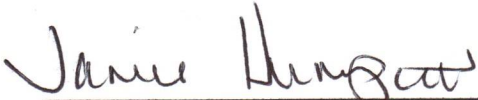
July 6, 2023  
Date

  
Darren Burkhardt – Vice President

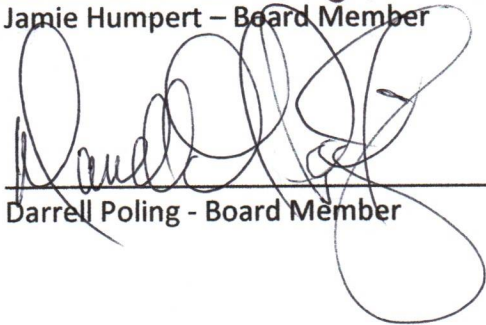
July 6, 2023  
Date

  
Ken Dornich – Secretary

July 6, 2023  
Date

  
Jamie Humpert – Board Member

July 6, 2023  
Date

  
Darrell Poling – Board Member

July 6, 2023  
Date