

**City of Greensburg
Redevelopment Commission Regular Meeting
Thursday, October 15, 2020
6:30 p.m. City Hall**

Call to Order – President David Weigel called the meeting to order at 6:30 pm and led the Pledge of Allegiance.

Roll Call – Board members present were: David Weigel, Adam Wentzel, Ken Dornich, and Jamie Humpert. Mayor Josh Marsh, Chris Stephen, Mark Klosterkemper, and Ron May were also present. Board member Darrel Poling and Ex-officio Mark Bower were absent. Guests present were Gary Smith and David Starkey of the Reedy Financial Group, Wing Lau of American Structurepoint, and Rick Hall of Barnes & Thornburg.

Minutes – The minutes of the September 17, 2020 meeting were presented. There were no corrections to the minutes and they were approved as presented.

Old Business

Ron May, City Engineer:

Veterans Way Phase II – The contractor has started work on Phase II and the rebuilding of the Broadway access for Lake Point Apartments. In the next 10 days, they plan to start work on the First Financial portion of the project.

Update on the Bicycle and Pedestrian Master Plan – Ron reported that he had not heard from the Indiana Department of Health.

Update on Planning Services for the CIP - Wing Lau of American Structurepoint gave a presentation on Ranked Projects and Opinion of Probable Project Costs.

The top six scoring roadway infrastructure projects are:

1) East Freeland Road	70 pts	\$ 7,930,000
2) Park Road	65 pts	17,922,000
3) North Broadway Street	65 pts	13,110,000
4) St. Rd. 3 and North Broadway St.	60 pts	374,000
5) 10 th Street	60 pts	1,748,000
6) County Road 80 NE	60 pts	10,506,000

The five highest scoring trailway infrastructure projects are:

1) Freeland Rd Multi-Use Path	85 pts	\$ 820,000
2) Decatur Park & Rebekah Park Connector	75 pts	1,970,000
3) Montgomery Road Multi-Use Path	70 pts	388,000
4) Big Blue Lake Trail Multi-Use Path	70 pts	407,000
5) Vandalia Road Multi-Use Path	70 pts	1,114,000

New Business

Barnes & Thornburg – Rick Hall presented Resolution No. 2020-26. Resolution No. 2020-26 is a declaratory resolution of the City of Greensburg Redevelopment Commission to amend the Declaratory Resolution and the Economic Development Plan by: 1) Amending the boundaries of the Expanded SR3 Corridor Development Economic Development Allocation Area to exclude the Program Area; 2) Designating the Program Area as an allocation area under Sections 39 and 56 of the Act; and Amending the Economic Development Plan to incorporate the residential housing program starting on January 1, 2021. Ken Dornich made a motion and Adam Wentzel seconded the motion to approve Resolution No. 2020-26 for the Redevelopment Commission to amend the Declaratory Resolution and the Economic Development Plan starting January 1, 2021. The motion passed unanimously by voice vote 4-0. A signed copy of the resolution is to be attached to the minutes.

Reedy Financial Group – Gary Smith of Reedy Financial requested that the board approve the signing of a Municipal Advisory Engagement Letter, required under the SEC. The letter requires Reedy Financial to disclose potential conflicts of interest for compensation structure, the scope of which would allow the study of the issuance of municipal bonds. The fee is not to exceed \$30,000. Work will also be tracked hourly in case there is a need for that data. Adam Wentzel made a motion and Ken Dornich seconded the motion to approve the signing of the letter. The motion passed unanimously by voice vote 4 -0.

Approval of Claims – Total \$25,100.44

Vouchers were presented for claims from American Structurepoint, Reedy Financial Group, and Indiana Media Group for a total of \$25,100.44.

Reedy Financial	\$ 5,494.99
American Structurepoint	671.88
Indiana Media Group	29.96
American Structurepoint (CIP)	9,400.00
American Structurepoint	9,503.61 (80% reimbursable)

Discussion: Ken Dornich raised a question on the fee structure used by Reedy Financial. Ken noted that the Commission had paid a substantial fee to the Reedy Financial Group and he expressed his concern that the Commission might not be getting value for the fees. Reedy representative, Gary Smith, indicated that they could revise their fee structure to a more uniform payment such as month-to-month or quarterly payment schedule, as they have done for other communities. And, during times of higher activity, a special project rate could be established. He stated that they would look at the options to change the billing and present their findings at next month's meeting.

Ken Dornich made a motion and Adam Wentzel seconded the motion to pay all claims as presented for a total of \$25,100.44. The motion passed unanimously by voice vote 4-0.

There being no further business before the board, the meeting adjourned at 7:08 pm. The next meeting of the Greensburg Redevelopment Commission will be held on Thursday, November 19, 2020 at City Hall at 6:30 pm.

Respectfully submitted,

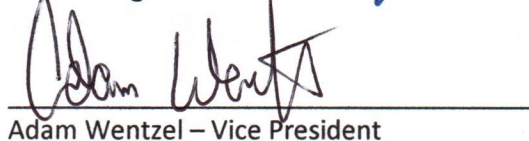
Judy Curd
Board Secretary



David Weigel – President

11-19-2020

Date



Adam Wentzel – Vice President

11-19-2020

Date



Ken Dornich – Board Member

11-19-2020

Date

Darrell Poling – Board Member

Date



Jamie Humpert – Board Member

11/19/2020

Date