

Minutes

Redevelopment Commission

April 5, 2022

6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, April 5, 2022 AT THE CITY COUNCIL CHAMBERS AT CITY HALL.

Ms. Ennis called the meeting to order at 6:00 P.M. Board members present in person: Ms. Donna Ennis, Mr. Derek Coombs, Mr. John Spencer, Mr. BJ Steele, and Ms. Shelby York. Also present was Mayor Treva Hodges, Jill Saegesser and Evan Shive with The Wheatley Group, LLC., and Chris Gardner, Jacobi Toombs & Lanz. Mr. Steele arrived after the start of the meeting.

Minutes

Mr. John Spencer made a motion to approve the Minutes for the regular meeting held on March 1, 2022, seconded by Mr. Coombs. Approved 4-0.

Mr. Coombs made a motion to approve the Minutes for the Executive Session held on March 30, 2022, seconded by Ms. York. Approved 4-0.

Claims

Ms. Ennis asked if there were any questions related to the claims. Mr. Spencer made a motion to approve the claims, seconded by Mr. Coombs. Approved 4-0.

Public Comment

None.

The Wheatley Group Report

Ms. Jill Saegesser gave an update stating that the potential buyer of the former Chase Bank building is going through due diligence and hopes to have a signed purchase agreement within the next 45-60 days; several developers are constructing single-family homes within Pleasant Ridge, with others interested in purchasing available lots, working with a potential industrial prospect to acquire property.

Ms. Saegesser stated that the Renaissance II Project will soon be seeking approval from the Sewer Board, as well as support from the City's Plan Commission/Board of Zoning Appeals in May. Depending upon those approvals, construction could begin as early as May of 2022. The construction time will range from 6 – 9 months. Representatives from ARC plan to attend a future Redevelopment Commission meeting to discuss progress, etc.

Ms. Saegesser stated that The Wheatley Group will continue to worked with the Clerk/Treasurers office to finalize the preparation of the 2021 Annual Report. The report was submitted to the Clerk/Treasurer's office on April 1, 2022 and the Clerk/Treasurer's office uploaded/submitted the report to the Department of Local Government Finance before April 15, 2022

Ms. Ennis asked if anyone had any questions related to the report. There were none.

Old Business

Facade Improvement Program

Ms. Cindy Soliday, owner of the property at 263 Madison Street, presented her final expenditures and before and after photos for approval by the Redevelopment Commission. Ms. Soliday explained that the windows were more expensive than originally quoted due to the fact that there were 10 windows and the quote only included 9 windows. Ms. Soliday also stated that some additional roof repairs were made over the door to the classroom. Mr. Spencer made a motion to approve the reimbursement of \$9,224.50 for the façade improvements made at 263 Madison Steet, seconded by Ms. York. Approved 5-0.

Depot Street Revitalization Project

Ms. Saegesser stated that the Redevelopment Commission received an official letter of intent from a developer interested in the Depot Street property on Friday, December 3, 2021. The City Council and the Redevelopment Commission held a joint Executive Session on January 26, 2022 to gather information about the proposed project. The Commission is conducting due diligence regarding the proposed project and submitted a counter offer to the developer. A counter-offer from the developer is expected soon and a committee meeting will be held to discuss the updated offer.

Ms. Saegesser also presented a legal services agreement from Frost Brown Todd to form a single-site TIF District for this project with a not-to-exceed fee of \$15,000. Mr. Spencer made a motion to approve the legal services agreement with Frost Brown Todd, seconded by Mr. Coombs. Approved 5-0.

DCEC Quality Court Project

Chris Jackson with Cristiani Excavating Co., introduced Josh Hillman as the new Development Manager for Cristiani. Mr. Jackson stated that the original development (60-70 acres) has now expanded to over 300 acres due to the purchase of the adjacent property. Mr. Jackson stated that he hopes to present a revised development agreement to the Redevelopment Commission at the May Redevelopment Commission meeting, with the presentation of the Build Operate Transfer Agreement to review/approval at the June Redevelopment Commission meeting. Mr. Jackson also

stated. that they met with Tony Jackson regarding planning and zoning approvals for the expanded project and that Jacobi Toombs and Lanz is working on the Quality Court design and the traffic study necessary to warrant a traffic signal at Highway 62.

Ms. Saegesser presented a legal services agreement from Frost Brown Todd to de-TIF and form a new TIF District for this project with a not-to-exceed fee of \$18,000. Mr. Coombs made a motion to approve the legal services agreement with Frost Brown Todd, seconded by Ms. York. Approved 5-0.

Kleinert Property Donation

The survey and appraisal work has been completed on the parcel(s) to be donated to the Redevelopment Commission for use as a park. Legal counsel is conducting the necessary title work and will begin drafting the documentation to accept the transfer in cooperation with Mrs. Kleinert.

Industrial Park Fire Suppression

Ms. Saegesser stated that after the test was conducted on February 24, 2022, an Executive Session was held by the Redevelopment Commission at the end of March to discuss issues related to the test and next steps to resolve the issue. Ms. Saegesser discussed that the first action to be considered is the authorization of a preliminary cost estimate/coordination work order from Jacobi Toombs and Lanz. Mr. Coombs made a motion to accept the preliminary cost estimate/coordination work order with Jacobi Toombs and Lanz, seconded by Ms. York. Approved 3-0 with both John Spencer and Donna Ennis abstaining.

Ms. Saegesser then discussed the need to engage Landmark Services to complete the Indiana American Water intake document to determine the water pressure and supply necessary for the fire suppression systems to operate effectively. Mr. Coombs made a motion to engage Landmark Services to assist in completion of the evaluation of services for Indiana American Water for a not to exceed fee of \$10,000, seconded by Ms. York. Approved 3-0 with both John Spencer and Donna Ennis abstaining.

Ms. Saegesser then asked for approval for Frost Brown Todd to conduct title work related to the existing pump station and the lines connected to the fire suppression pump. Mr. Coombs made the motion to authorize Frost Brown Todd to conduct the necessary title work related to the fire suppression pump, seconded by Ms. York. Approved 3-0 with both John Spencer and Donna Ennis abstaining.

New Business

Future Meeting Dates

Ms. Ennis stated that a Joint Executive Session with the Redevelopment Commission and the City Council will be necessary to discuss the proposed Depot Street development. Dates for when the Redevelopment Commission members are available were discussed, but a date was not set.

