

### April Activity Summary

Presented to: Charlestown Redevelopment Commission  
April 30, 2022

#### Business Development/Marketing

- The potential buyer of the Chase building is going through due diligence.
- Working with a potential industrial prospect to acquire property within the City.

#### Project Coordination

- The survey work and the appraisal work have been completed for the Kleinert property to be donated to the Commission for use as a park. Legal counsel is conducting the necessary title work and is in the process of drafting the documentation to accept the transfer in cooperation with Ms. Kleinert.
- The Renaissance II Project has received the necessary variance(s) and approval from the sewer board. The final approval will be from the City's Plan Commission in May. Construction could begin as early as May of 2022. The construction time will range from 6 – 9 months. Representatives from ARC plan to attend the next Redevelopment Commission meeting to discuss progress, etc., assuming that all approvals have been received.
- The BOT for the Quality Court improvements began with the acceptance of the proposal from GM Development at the July 15, 2021 Commission meeting. The GM Development team has met to discuss schedule and next steps. The traffic study began in March of 2022 and negotiations with staff from the River Ridge Development Authority and the City's Redevelopment Commission met to discuss agreements necessary to assist financially with the installation of the traffic signal. The updated site plan is still being finalized and the developer has closed on the adjacent property. Frost Brown Todd has submitted a letter of engagement to De-TIF the Quality Court area and establish a new TIF to include the Quality Court area and the recently acquired property adjacent to the area. Several meetings have been held with the parties involved and the revised development agreement has been drafted and is going through review. The revised project and development agreement will be presented to the Redevelopment Commission at the June meeting.
- Several developers are constructing single-family homes within Pleasant Ridge, with others interested in purchasing available lots.
- Façade Program – To date \$72,822.58 has been awarded to improve the façades at 807 High Street, 600 Pike Street, 775 Main Street, 359 Market Street, 318 Main Cross Street, 263 Madison Street, 324 Main Cross Street and 991 Market Street. The façade improvements at 600 Pike

Street, 807 High Street, 324 Main Cross Street, 359 Market Street and 263 Madison Street have been completed and the funds have been distributed. The property owner at 318 Main Cross Street completed the proposed improvements and will attend the May Redevelopment Commission meeting to discuss final expenses and request approval for reimbursement. A new application has been received and will be presented for approval by the Redevelopment Commission for 380 Main Cross Street.

- Received an official letter of intent from a developer for 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. The Redevelopment Commission received a final counter-offer from the developer and the Redevelopment Commission presented its final counter-offer. The final counter-offer from the City includes the demolition of the remaining structure on the property that is currently leased by the North Clark Outreach Center. The lease ending date is June 30, 2022. The development agreement has been drafted and is currently under review by Greg Fifer with Applegate Fifer Pulliam (AFP), the attorney representing the Redevelopment Commission on this specific project. Representatives from JTL and AFP are working on behalf of the Redevelopment Commission to go through the parcel consolidation and alley/utility/ROW vacation in preparation for the transfer of the property at closing.
- Continued discussions related to fire protection at the Industrial Park. A test was conducted on February 24, 2022. More discussion was held at an Executive Session on March 30, 2022. Actions taken at the April 5, 2022 meeting were as follows: authorization of Jacobi Toombs and Lanz to work with the companies involved and prepare options with preliminary cost estimates for consideration; the authorization of Landmark Services to assist in completing the intake document required by Indiana American Water to determine the water pressure/supply necessary for their fire suppression systems; and the authorization of Frost Brown Todd to order title work related to the fire pump and related distribution lines. The title work has been completed and the other work/coordination is currently underway.

### TIF/Financial

- Completed the 2021 Annual Report and submitted it to the Clerk/Treasurer's office. The Clerk/Treasurer's office uploaded/submitted the report to the Department of Local Government Finance before April 15, 2022.