

Minutes

Redevelopment Commission

December 6, 2022

6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, DECEMBER 6, 2022 AT THE CITY COUNCIL CHAMBERS AT CITY HALL.

Mayor Hodges called the meeting to order at 6:01 P.M. Board members present in person: Mayor Treva Hodges, Mr. Derek Coombs, Mr. John Spencer, and Ms. Benita Pate. Also present was Amy Burnette, Frost Brown Todd LLC, Perry McCall, Mosley Betrand and McCall, and Jill Saegesser and Evan Shive with The Wheatley Group, LLC. Commission member Mr. BJ Steele was unable to attend the meeting.

Minutes

Mr. Spencer made a motion to approve the Minutes for the regular meeting held on November 9, 2022, seconded by Mr. Coombs. Approved 4-0.

Claims

Mayor Hodges stated that the claims were provided prior to the meeting for review and 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. Ms. Saegesser added that the claims docket for the next meeting will reflect the \$4,590,000.00 for the Shadow Lake BOT that should have remained at New Washington State Bank but was inadvertently transferred to the City. The City will be writing a check back to New Washington State Bank to be placed in a bank-owned account to be distributed as reflected in the executed BOT agreement.

Public Comment

None.

The Wheatley Group Report

Jill Saegesser with The Wheatley Group reported the following:

TWG discussed the development of several downtown buildings.

Façade Program – To date \$98,830.58 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, 991 Market Street, 380 Main Cross and 304 Main Cross. The façade improvements at 600 Pike Street, 807 High Street, 324 Main Cross Street, 359 Market Street, 263 Madison Street, 318 Main Cross Street, 991 Market Street, 775 Main Street and 304 Main Cross Street have been completed. The funds for all completed projects have been distributed with the exception of 304 Main Cross Street, which will be listed on the December claims sheet. Improvements are still underway at 380 Main Cross Street and a new application was requested for an additional façade.

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. The title work related to the fire suppression pump has been completed. HWC has begun project coordination with the companies and City personnel. The HWC water resources team of engineers has begun developing solutions. HWC has been working with the Indiana American Water staff to obtain the additional information necessary to engineer a proposed solution.

The Charlestown Flats (multi-family project located off of Pike Street) has submitted a tax credit application to IHCDA and has been “assigned” READI funds through the Our SoIN RDA. The developer received approval from the Our SoIN RDA Board at the September 2, 2022 meeting. The formal approval allowed the project to be formally submitted to the Indiana Economic Development Corporation for formal approval of the \$2.4 million grant.

TWG will work with the Clerk/Treasurer’s office at the beginning of 2023 to complete and submit the 2022 Annual Report to the Indiana Department of Local Government Finance.

Old Business

Depot Street Revitalization Project

Utility Relocation BOT Update

Ms. Saegesser gave an update related to the utility relocation BOT in that the cost of the proposed retention pond was escalated due to the amount of drainage the pond would need to store. The drainage area is much larger than anticipated in that the surrounding neighborhoods also drain through the proposed development. In order to minimize the cost of the drainage, the developer proposed moving the alignment of the 4-story building. Unfortunately, the new alignment of this building is in conflict with the sanitary sewer line on the eastern portion of the property. Ms. Saegesser proposed that the Commission increase the scope of the BOT to \$650,000 to relocate the necessary sanitary sewer lines and any necessary soils. Mr. Spencer made a motion to approve the increase in the scope to \$650,000, seconded by Ms. Pate. Approved 4-0.

Development Update

Mr. Clayton Pace, Denton Floyd, appeared before the Commission to give the members an

update on the proposed development. Mr. Pace reiterated that it was necessary to realign the 4-story building (rotating it approximately 90 degrees) in order to decrease the cost of the proposed retention basin. Mr. Pace presented the new site plan with the new alignment, as compared to the original site plan, for discussion prior to submitting it for consideration by the City's Plan Commission. Mr. Pace stated that it is Denton Floyd's intention to present this revised site plan to the Plan Commission at the January meeting.

Mayor Hodges asked Mr. Pate if the revised plan includes fencing? Mr. Pate stated that the revised site plan does include fencing. Mayor Hodges told Mr. Pate that he may want to let the residents know that they are handling the stormwater that currently runs through their properties.

Mr. Coombs made a motion to replace the original site plan and timeline exhibits in the development agreement with the revised site plan and timeline, seconded by Ms. Pate. Approved 4-0.

Madison Street Reconstruction Update

Ms. Saegesser reported that HMB will attend a future Commission meeting to request authorization to begin the design phase of the project. The timing of the design will be coordinated with the developer's engineers to ensure that the project meets the proposed schedule.

Mayor Hodges announced to the Commission that earlier in the day the City was awarded a Community Crossing Matching Grant from INDOT, which includes the rehabilitation of two blocks of High Street.

Shadow Lake Project (formerly DCE Quality Court)

Shadow Lake BOT Update

Ms. Saegesser read the written update provided by DC Develop as follows:

Shadow Lake Development:

- Construction Team is coordinating with HWC (Chris Gardner) to schedule a pre-construction meeting before infrastructure construction begins. Meeting is anticipated within the next 30 days.
- Development Team continues to meet with prospective buyers for the sale of industrial land on a weekly, if not daily, basis. The market remains very interested in this area.
- On Friday, December 2nd, the Engineering Team met with River Ridge and Mayor Hodges to discuss the intersection project.
 - United and JTL are to make a Preliminary Plan Submittal to the Team on December 12th. This submittal is anticipated to allow for an early order/purchase of long lead time items for the intersection.
 - Preliminary submittal on construction plan documents by JTL to happen by

December 12th.

- Final Construction Plans are to be completed and all permits submitted by February 6th.
- Construction is anticipated to start in late Spring, pending permit approval.
- Water service to the site made progress in the month of November working with Watson Water and HWC to prepare construction plan documents.

Dan Cristiani Legacy Complex:

- In late October, the DC Team began earthwork operations on the Headquarters and Maintenance facility. During the month of November, the majority of the earthwork was performed to get rough grading of the site in place.
- In December, Koetter is anticipated to begin foundations for the Headquarters.

New Business

2023 Proposed Initiatives and Budget

Ms. Saegesser proposed the following initiatives for further discussion in 2023.

Restaurant RLF

Residents continue to request more places to eat within the City. One of the tools that could be offered and used to assist in helping both existing and new restaurants is a Revolving Loan Fund. This program could be proposed as a pilot program next year with a budget of approximately \$50,000. The Commission was amenable to moving forward with the concept and reiterated that the citizens want more choices and also more incentives for small businesses. Ms. Saegesser will present additional information for consideration at the January meeting.

Municipal Growth Summit

Many residents are concerned with traffic flow, which will potentially increase with the proposed improvements on both the west and east ends of Highway 62. Mayor Hodges explained that the roadways involved are not under the jurisdiction of the City and that there are drainage concerns within neighborhoods around County Road 403. The Mayor has reserved a space for a luncheon on January 23rd to discuss traffic and drainage issues with a variety of stakeholders, including state, county and city officials, developers, economic development officials and regional stakeholders. Mr. Spencer asked if he could see the draft invitation list and Ms. Saegesser stated that she would send it to him.

Upcoming Meetings

The Commission's next regularly scheduled meeting will be held on January 3, 2023 at 6PM.

Adjournment

With no further items to discuss, Mayor Hodges asked for a motion to adjourn. Mr. Spencer made a motion to adjourn the meeting, seconded by Mr. Coombs. Approved 4-0.

Redevelopment Commission President Date

Attest: _____
Member Date