

Minutes

Redevelopment Commission

February 7, 2023 6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, FEBRUARY 7, 2023 AT THE CITY COUNCIL CHAMBERS AT CITY HALL.

Derek Coombs called the meeting to order at 6:00 P.M. Board members present in person: Mr. Derek Coombs, Mr. John Spencer, Ms. Benita Pate and Robert Brooks. Mr. BJ Steele was present via Zoom. Also present was Mayor Treva Hodges, Matt Duncan, Frost Brown Todd LLC, and Jill Saegesser and Evan Shive with The Wheatley Group, LLC.

Minutes

Mr. Coombs state that the January 3, 2023 meeting minutes were provided prior to the meeting for review and asked if there were any questions related to the minutes. Mr. Spencer made motion to approve the minutes for the regular meeting held on January 3, 2023, seconded by Ms. Pate.

A roll call vote was taken and is shown as follows:

Member	For	Against
Mr. Coombs	X	
Mr. Steele	X	
Ms. Pate	X	
Mr. Spencer	X	
Mr. Brooks	X	

Approved 5-0.

Claims

Mr. Coombs stated that the claims were provided prior to the meeting for review and asked if there were any questions related to the claims. Ms. Pate made a motion to approve the claims, seconded by Mr. Brooks.

A roll call vote was taken and is shown as follows:

Member	For	Against
Mr. Coombs	X	
Mr. Steele	X	
Ms. Pate	X	
Mr. Spencer	X	
Mr. Brooks	X	

Approved 5-0.

Public Comment

None.

The Wheatley Group Report

Jill Saegesser with The Wheatley Group reported the following:

Assisted with and participated in the Municipal Growth Summit on January 23, 2023. The event was attended by City officials, developers and service providers (utility, transportation, etc.), as well as representatives from IDNR (Charlestown State Park) and INDOT. There were specific questions concerning drainage and transportation issues related to the anticipated growth that was discussed. The next step to address both issues would be to request quotes to complete a drainage study and corridor study. The Commission gave the Mayor permission to request proposals related to drainage and a corridor study to be presented to the Redevelopment Commission at a later date.

TWG will meet with prospective industrial developers for the Shadow Lake property later in the week.

Continued discussions related to fire protection at the Industrial Park. 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 fire pump suppression system test is scheduled for March 7, 2023, at 8am.

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. This level of approval allowed the project to be formally submitted to the Indiana Economic Development Corporation for formal approval of the \$2.4 million grant. The developer is still waiting on

notification from IHCDA regarding the award of the tax credits.

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

Facade Program 1045 Main Street - Application

Ms. Sue Koetter presented the proposed improvements to the Thomas Downs House Museum, located at 1045 Main Street. Ms. Koetter gave a brief history on Thomas Downs and the property. She stated that since the Clark’s Grant Historical Society took possession of the house, they began working with Indiana Landmarks to make necessary improvements to the portions of the structure that were deteriorating. The last of these improvements is to replace the main doors of the structure. The estimated total project cost is \$14,992.00, with a grant request from the Commission of \$7,496.00. Mr. Spencer and Mr. Coombs asked follow up questions related to future plans, budget and any other projects initiated and/or completed by the Historical Society. Mr. Coombs thanked Ms. Koetter and asked if there were any additional questions. Mr. Spencer made a motion to approve a facade grant for an estimated \$7,496.00 as presented, seconded by Ms. Pate.

A roll call vote was taken and is shown as follows:

Member	For	Against
Mr. Coombs	X	
Mr. Steele	X	
Ms. Pate	X	
Mr. Spencer	X	
Mr. Brooks	X	

Approved 5-0.

Arc Renaissance II Update

Mr. Jason Sams with Arc updated the Commission on the progress of the Renaissance II development. Mr. Sams stated that Renaissance II is in progress and should be completed in July or August of this year. Once completed, the complex is expected to have 24 two-bedroom, two-bath apartments. This will bring the total apartment count for both Renaissance I and II to 70.

Depot Street Revitalization Project

Development Update

Ms. Saegesser stated that both JTL and AFP are working with City planning staff to consolidate the parcels. Additional steps are being taken to finalize the updated plat, etc. Ms. Saegesser shared the updated project schedule from Denton Floyd for the development of Forest Edge. The revised

schedule anticipates closing in March of 2023. Ms. Saegesser presented an engagement letter from Stifel to act as the underwriter/placement agent for the Forest Edge bonds. Ms. Pate made a motion to approve the engagement with Stifel, seconded by Mr. Brooks.

A roll call vote was taken and is shown as follows:

Member	For	Against
Mr. Coombs	X	
Mr. Steele	X	
Ms. Pate	X	
Mr. Spencer	X	
Mr. Brooks	X	

Approved 5-0.

Utility Relocation BOT Update

GM Development received the sewer permit in mid-January and ordered materials. A pre-construction meeting should be held within the next few weeks.

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.

Ms. Saegesser will coordinate with the City regarding the High Street improvements. The Commission will be contributing funds toward the local match for that project.

Shadow Lake Project (formerly DCE Quality Court)

Josh Hillman with DC Develop gave an update on the project to the Commission. A written update was also provided to the Commission and is included below:

- Pre-Construction Meeting held at City Hall on January 12
- Meeting held with Hoosier Energy & REMC on January 12 regarding potential substation
- Development Team met with multiple potential buyers in January and is expecting to meet with more this week
- Shadow Lake Internal Roadway Design
 - Finalizing roadway design, inclusive of a roundabout at the 4-way intersection internal to the site.
- SR 62/Cristiani Pkwy/Miami Trail Intersection:
 - Preliminary submittal to CSX made on December 13, 2022
 - Follow up meeting with CSX held in early January
 - Design Team met with River Ridge and DC Team on February 2, 2023 for a final plan review meeting

- Final Construction Plans submitted to INDOT on February 6, 2023
- Construction is anticipated to start in late Spring, pending permit approval
- Working with Watson Water to evaluate Booster Station and Storage Tank needs
- Meeting with Hoosier Energy and REMC on February 8, 2023 regarding substation
- DC Team plans to meet with neighbor groups in the upcoming month to update them on progress and schedule.

Shadow Lake Park Conceptual Design

Ms. Saegesser gave an update on the conceptual design work for Shadow Lake Park. Some base maps have been put together and HWC will be floating concepts in the next few weeks after more input is gathered from additional stakeholders. Mayor Hodges added that the Parks Department hosted a listening session with all youth groups that could be identified. It was suggested that sub-group or impromptu committee be formed. The committee/sub-group will include representatives from the Little League, Little Pirate Football, a business owner, Tony Jackson and the Parks Director.

Family Activities Park – The Depot Project

Ms. Saegesser gave an update on the design work initiated by HWC for The Depot at the Family Activity Park and currently has two concepts prepared. Cost estimates will be tightened up the next week in preparation for meeting #2 with the Mayor and the Parks Department.

Restaurant Revolving Loan Fund

Ms. Saegesser asked that the Commission establish a committee to finalize the policies and program. This committee would include two (2) Commission members and possibly an attorney. The committee would also review the loan applications and made recommendations to the Commission for approval/denial. Ms. Pate made a motion to form the committee and to include Mr. Spencer and Mr. Brooks as members, seconded by Mr. Brooks.

A roll call vote was taken and is shown as follows:

Member	For	Against
Mr. Coombs	X	
Mr. Steele	X	
Ms. Pate	X	
Mr. Spencer	X	
Mr. Brooks	X	

Approved 5-0.

