

Minutes

Redevelopment Commission

December 2, 2025

6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, DECEMBER 2, 2025 IN THE CITY COUNCIL CHAMBERS AT CITY HALL.

Mr. Derek Coombs called the meeting to order at 6:02PM. Board members present in person: Mr. Derek Coombs, Ms. Benita Pate, Mr. John Spencer, and Mr. Robert Brooks, Mr. Chuck Deato was absent. Also present were Mayor Treva Hodges and Ms. Jill Saegesser with The Wheatley Group, LLC.

Minutes

Mr. Coombs indicated that the minutes from the Regular Session held on November 4, 2025, were distributed for review and inquired whether there were any questions or amendments. Mr. Spencer made a motion to approve the November 4, 2025, Regular Session minutes, seconded by Ms. Pate. Approved 4-0.

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. Mr. Brooks made a motion to approve the claims as presented, seconded by Mr. Spencer. Approved 4-0.

Public Comment

None.

The Wheatley Group Report

Ms. Jill Saegesser with The Wheatley Group stated that her full report was included in the meeting packet and that she would highlight some projects within the report:

Shadow Lake Development – DCEC is working with the REMC to update plans and cost estimates.

Façade Program – Ms. Saegesser reached out to representatives from Superior Vault (500 Pike Street) and received clarification related to the additional work. Assistance has been requested to replace the older fencing and a landscaping plan. These improvements will put the total estimated project cost at \$24,687.75, which would allow the Commission to reimburse up to \$10,000 once the work is completed and the proper documentation has been submitted. Mr. Spencer made a motion to approve the updated scope of work for the façade at 500 Pike Street and to reimburse submitted expenses

once completed in the amount of \$10,000 or 50% of the final project cost, seconded by Mr. Brooks. Approved 4-0.

501 Market Street – American Structurepoint will schedule a final walk-through the week of December 2, 2025.

Springville Manor – The Commission’s legal counsel is working toward a resolution regarding several properties.

The Commons & Short Street Parklet – The financing closed on November 4, 2025, and the BOT Agreement was executed the same day. Final design should be completed by the end of 2025, with construction beginning in early 2026.

Comprehensive Plan – The comprehensive plan is in the final stages. A draft will be circulated to the steering committee prior to the final meeting during the first of December. The draft will then be finalized and submitted to the Plan Commission for approval in January of 2026.

The annual redevelopment spending plan was provided to the Clerk/Treasurer’s Office to be uploaded to the DLGF portal.

Old Business

New Business

Discussion of Donations – Gazebo and Charlestown Signage (Hwy 62/3) – Ms. Saegesser stated that the sign at the corner of Hwy 62 and Hwy 3 was damaged and removed as part of the INDOT work conducted at the intersection earlier this year. The City received several calls in response to the removal of the sign to donate materials toward the reconstruction of the new sign. The City is also received donated time related to the design of the sign – in the spirit of the Hwy 62/Hwy 3 intersection vision that was conducted in 2020. The City also received an offer to donate time and materials to assist in the refurbishment of the gazebo on the square. The Gazebo was addressed in the Short Street/Square Visioning project that was completed in the Spring of 2025.

2026 Meeting Schedule – Ms. Saegesser presented the proposed 2026 Redevelopment Commission meeting schedule for discussion. After some discussion, Mr. Spencer made a motion to approve the meeting schedule as presented with the exception of the February meeting, which will be held on February 5, 2026, seconded by Ms. Pate. Approved 4-0.

Discussion

Mr. Coombs asked if the Commission had any additional items to discuss.

Mr. Coombs acknowledged that the next meeting will be on January 6, 2026 at 6pm.

