

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM APRIL 11, 2018 MEETING

I. Meeting was called to order by President Ray Scott at 8:03 A.M. The following members were present: Ray Scott, Loren Allen, Lynnette Leamon, Ian Schowe, Lance Harman and Barb Babcock. Others Present: Mayor Suzanne Handshoe, Steve Garbacz, Sheryl Hanes and Scott Derby, as well as Jay Stankiewicz, Fort Wayne Office Manager from Fleis & Vandenbrink. 260-435-1414. Brent Durbin was absent.

Ray introduced Jay our guest this morning. He said we might remember him because he previously worked for a competitor. F&V is an architectural engineering firm. Full service. He wanted to introduce himself and even though there has been an office in Fort Wayne for several years, they have not had a strong presence in NE Indiana. Wanted to let us know if we have any RFQ's to let them know and give him a chance to work with us. Their main office is in Grand Rapids, Michigan, they have a strong presence in Michigan. But offices are also in Indy. Times Corners in Fort Wayne, behind McDonalds. They just got the CPMG project for Albion. Also, just bid out the CPMG in Churubusco. CPMG in Leo/Cedarville and town of Andrews. They have another division, F&B operations, and they can run water and waste water plants and they do that for the City of Huntington. Also utility work for the City of Fort Wayne, downtown on Columbia Street. He is interested in the Drake Rd project here.

II. The minutes of the March 14<sup>th</sup>, 2018 minutes were reviewed. A motion to approve was made by Loren Allen and seconded by Lance Harman. Motion carried. The April 4<sup>th</sup>, 2018 special meeting minutes were reviewed. Discussion of the motion made to have a representative attend the meeting when submitting a façade grant application. Everyone agreed it was a good idea so we could ask questions about their project. A motion was made by Lance Harman and seconded by Loren Allen to approve the April 4<sup>th</sup> minutes. Motion carried.

III. The financials were reviewed. Ray asked Sheryl if there had been money moved into the façade grant fund? The fund is down to \$13,000. We moved \$60,000 last year and were waiting to see how many applications we received this year. Ray mentioned Ron Bruce would possibly have a façade grant next month. He's having trouble getting quotes for glass. Not sure about Haney's glass if they are closing. He want's to get new windows for the front entrance. We'll probably see that application at the next meeting. After discussion, we want to wait to move money into the façade grant fund to keep it in the interest bearing one. Motion to approve was made by Lance Harman and seconded by Barb Babcock. Motion carried.

#### IV. Old Business

A. Ray Scott reported on results of the recent OCRA grant application. A press release was sent out to everyone explaining that we did not receive grant money. Mayor Handshoe stated there were \$11 million in federal grants that were awarded all to rural counties. There were no Main Street projects awarded in the entire state. We have asked for an after action report with the OCRA reps and they are trying to get a date in the next 2 weeks to come up and look over our package and tell us why we didn't get it. The next round for 2018 will begin on April 16<sup>th</sup>. Letters due May 25<sup>th</sup> and final application sent on July 20<sup>th</sup>. We are hopeful that we will get awarded in 2018, but that would mean construction would not be until 2019. Mayor was stunned. When they came up and looked at our application, the liaison said we had a great application and they could see the involvement of the Main Street and all of the pieces coming together and how it fit nicely. With different people looking at the applications, it could be their personal preference. We can't control that. Positively every visit they've had, they say We have a fabulous downtown! An active Movie Theatre, your buildings are occupied, you have a fabulous

downtown. And Mayor said yes, but look at our sidewalks, etc. We also mentioned the upcoming parklets, and people doing things on their own to make the front of their buildings attractive, and all the façade grants we've had, over \$1 in investments. So we're not giving up. We've made adjustments each time we have applied, there is no limit to the number of times we apply. We will just ask when we get into May that we start gathering letters of support again, its important all aspects of the community need to buy-in why we need to get this project done. The Main Street, road is in bad shape, but we are not going to pave it until we get this grant. We'll patch and do what we can to get by.

Barb Babcock said we'll be able to get a little more money collected and maybe we won't have to borrow as much. And Lynnette said we will have a full season of the parklets this summer, without them being disrupted for construction of the sidewalks. Discussion of when they will be placed this year, was unknown, due to the (bad) spring weather we've had. 2 built by Rotary, and 1 by NC-YPN.

Lynnette reported the Main Street group is looking over the farmer's market application, with that starting in June. There are not a lot of vegetables early on, and they want to add the artisan items to the market this year. They want to manage what is offered this year, not garage sale items. It will still be on Friday afternoons, by the Kendallville Party Store. Still looking at umbrellas as a visual for the market. Discussion of the KPC parking lot, how visible it is there. Still open for discussion how to make it grow.  
Main Street Business Association

B. Ray moved on to the H.J. Umbaugh & Associates, stated there was an invoice for the East TIF. Sheryl Hanes stated they (Umbaugh) have to send in information in to the government on our bond. They call it an arbitrage, and have to report on all of our bonds. Our waste water too. This is different from the one that is due this fall.

More discussion on the Fairview Plaza and the front street (which does not belong to anyone) and how the new owners paid to have someone pick up trash. We had offered for them to work with the same paving company that worked on the Fairview street project and they didn't respond. It is unsure if the same owner has the land at the top of the hill on Brian's Place. There are lawyers involved and Scott thought it would be resolved sometime in June.

Ray came back to the arbitrage bill from Umbaugh. Barb Babcock made a motion to approve. Lance Harman seconded. It was Invoice #152658, for \$4,080. Motion passed. Then Ray discussed the TIF Management report and the letter sent with it from Umbaugh. Initially, the RDC and Council need to acknowledge that they've received this report in their meeting minutes and no accrual is necessary. We have received this report and Sheryl will upload TIF monitoring to Gateway. This covers both Downtown and the East TIF district. Bill will be split between the two area, and sent back. Barb Babcock said it is nice that we see this report. It shows what we've paid out for downtown. \$80,000. Sheryl also noted that they have the updated parcels listed, she assumes it's the updated parcels. Lance Harman made a motion that we acknowledge the TIF Management Annual Report of the RDC. Loren Allen seconded. Motion passed.

C. Scott Derby gave an update on Fairview Blvd. He reported that there is a small punch list of items. The wood poles will be coming out. Miscellaneous items, discussed previously that they are working on. Scott is receiving positive feedback for this project. Discussion of lighting on the US6 project, at the least he would like more lighting at the Allen Chapel crossway. The light poles look nice, and are unique to Kendallville. Barb noticed more people running on Dowling Street, its being utilized more than in the past. Scott said the Noble Trails group is working to start spreading this out and getting people real destinations. By the end of summer they hope to have over 6 miles of paved pathway.

Ray stated we received a billing on that, pay request #12, Invoice #79160 for \$16,088.53, federal share, \$12,870.82 and our local share \$3,217.71. Scott Derby wanted to point out that while there is still going to be some billing, but even with this billing, we are only at 62.4% of our not to exceed allocation. We will be well under by the time it is all done. Barb Babcock motioned to approve and Lynnette Leamon seconded. Motion passed.

D. Ray said he has not heard anymore about the signage for the billboard on US6. There is new leadership for the EID, Tim Schlotter. So we'll just sit tight. Lynnette said they have given the sign company a picture for them to use for the background. It is resized. Chad did that.

E. Ray then moved to the design of the multi-use path from Dowling Street to Allen Chapel. Scott Derby said there is nothing new. So the only thing they are working on is the design and permitting of this project. He would guess it would be done in June or July. The construction is driving by the available funding at this point. Going through INDOT they could potentially put a time limit on the permit.

#### F. New Business

Ray had not received any façade grant requests. Discussion of the trouble getting the 3 quotes for the windows for Mr B's. Mayor Handshoe said its been difficult to get quotes for construction work right now. Everybody is swamped, they've got their summer projects lined up. Yeah, it's a great thing. Without any other discussion, Lance Harman made a motion to adjourn the meeting, and Loren Allen seconded it.

Meeting was adjourned at 8:53 A.M. The next meeting will be on May 9th, 2018 at 8:00 A.M.

Submitted by,  
Lynnette Leamon