

KENDALLVILLE REDEVELOPMENT COMMISSION
MINUTES FROM May 9th, 2018 MEETING

I. Meeting was called to order by President Ray Scott at 8:01 A.M. The following members were present: Ray Scott, Lance Harman, Loren Allen, Barb Babcock, Lynnette Leamon, Brent Durbin, and Ian Schowe. Others Present: Steve Garbacz, Sheryl Hanes and Scott Derby. Absent: Mayor Suzanne Handshoe

II. The minutes of the April 11th, 2018 meeting were reviewed. A motion to approve was made by Barb Babcock and seconded by Lance Harman. Motion carried. It was requested to send a copy of the minutes to Sheryl Hanes and also to Rick Kiersey.

III. The financials were reviewed. Ray asked Sheryl if we did anything to replenish the façade account yet. She reported we were going to wait to see what requests came in before we moved any money and keep it in the interest bearing account.

IV. Old Business

A. Ray Scott moved on to the OCRA CDBG grant. There is a public hearing on May 15th. Hopefully everybody can get there. Lynnette Leamon said there wasn't a meeting last month for the Main Street organization, Experience the Heart of Kendallville. She said she is trying to gather some folks together who have made some comments better or worse for our community and look at all the issues and say what piece of this elephant are we going to bite off first? Gather several people from all of the different economic development groups as well as people who have made comments on Facebook and let's get together and let's not keep talking about it on Facebook and let's take a look at the issues and prioritize and work on it to keep moving ahead. Scott Derby asked about any feedback from OCRA for the grant. They were to come and meet with us. Lynnette was not aware if they had visited or not. Sheryl Hanes thought they had met with Mayor Handshoe. Lynnette said Mayor Handshoe told her that we would need to begin fundraising for the benches to show more community support where we scored a zero on the application and if we started fundraising we could get up to 5 points. Barb said she thought the RDC giving the amount we are would show community support. Lynnette also said it is a different group of people reviewing and approving the grant each time. No Main Street project was funded this round. Lance Harmon asked if we are the group that is funding this, and we are the make it or break it group, why don't they come and talk to us? Sheryl thought they might have met with Mayor. No one was sure. The RDC thought maybe we could request a meeting. Lance will see her on another board and will ask her to meet with us. Then he decided he would talk with Mayor Handshoe first. Ray stated the public hearing would be at 7pm at the Council meeting in the Council Chambers. Matt Brinkman will host that. Lynnette said there are a lot of ideas for activities for EHK for this summer. They are all TBD.

B. Ray moved on to the TIF monitoring for H.J. Umbaugh & Associates, stated there was an invoice for services, for the preparation and filing the April 15th annual DLGF TIF reporting requirement. It is Umbaugh invoice #152971 for \$1,900. Barb made a motion to approve and Loren Allen seconded. Motion passed.

C. Ray moved on to the winding down of the Fairview Blvd Project. Scott Derby gave an update. He reported that there are only 3 minor things. To have a light pole relocated, touch up on the sod taking place later this week, and one small bird bath or water spot in the asphalt that needs to be addressed. Ray said all the boulevard lights are gone! Scott reported, We are extremely close and I don't know a number yet, but we have come in well under on the inspection not to exceed costs, but we gained some more on the construction end as well. He did not have that final number yet.

Ray stated we received a pay request #13, Invoice #79289 for \$10,279.83, federal share, \$8,223.86 and our local share \$2,055.97. Scott Derby pointed out the running total amount \$236,076.78 is well under the total not to exceed amount of \$361,940.00. Barb was wondering what the expected additional costs would be, and that is still unknown. Brent Durbin said this is a common engineering construction practice when bidding projects. Scott Derby said the not to exceed amount is the worst case scenario but we are paying what they are actually doing. Lance Harmon motioned to approve pay request #13 and Loren Allen seconded. Motion passed.

D. Ray said he has not heard anymore about the signage for the billboard on US6.

E. Ray then moved to the design of the multi-use path from Dowling Street to Allen Chapel. Scott Derby said they are going to be submitting a plan for us to review later this week. They are spending a lot of time determining the best place to cross US 6 over to Allen Chapel. The best location with the signal and walking path location and so forth. The design work is being done by DLZ.

F. New Business

Ray had not received any façade grant requests. Mr B's is looking at it, but we've not heard anything from him.

There was an item that came up after the Agenda went out, about the parking lot signage. Scott passed out another picture image more accurate that shows what the City owns. The email he shared said a downtown merchant had a customer who was misled by a small sign (facing north west) marking the private parking behind the stores on the East side of Main Street. Scott is saying the merchant is asking for some sort of additional signage that would point out the public parking lots behind the stores customers would know where to park. Looking at the sign from that vantage point, it appears that all of the parking behind is private for KPC and the Church. A sign has been placed on Orchard Street for the public parking that is not being used. The current sign is only seen when you are leaving the public parking lot. So, if we do not take in account the current sign, is the additional signage needed to point out the public parking lots. It was agreed we should. Scott was unsure what the cost would be. He was guessing \$200-\$300 for 2 posts. It was agreed that Scott would find out how much it would cost to build two signs for the state street entrance onto the parking lots.

Ray stated another item that did not make it on the Agenda was the revised press release related to the Old Black street poles, to be removed. They have disappeared. Ray asked do we need street lights if we have the overhead cobra lights? Is there a need for that expense? Something to think about. We have not missed them, and that is a big expense to shift to something else. Lynnette said that we should also discuss the tree issue. Hanging over into the parking spaces. Scott Derby said there is a life span for them. The trunks are 6-9 inch diameter and we typically plant trees that are only 2 inches. More to think about when we discuss the downtown revitalization plan.

Meeting was adjourned at 8: 55 A.M. The next meeting will be on June 13th, 2018 at 8:00 A.M.

Submitted by,
Lynnette Leamon