

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM June 13th, 2018 MEETING

I. The meeting was called to order by President Ray Scott at 8:03 A.M. The following members were present: Ray Scott, Lance Harman, Loren Allen, Barb Babcock, Lynnette Leamon and Brent Durbin. Others Present: Steve Garbacz and Scott Derby. Absent: Sheryl Hanes, Ian Schowe and Mayor Handshoe.

II. The minutes of the May 9<sup>th</sup>, 2018 meeting were reviewed. After a couple of typing corrections, a motion to approve was made by Barb Babcock and seconded by Lance Harman. Motion carried.

III. The financials were reviewed. Ray said the date should be May 31<sup>st</sup>, instead of April 30<sup>th</sup>. They are different from last time. Barb stated we have only \$4,763.61 in the façade grant fund. We have not moved money this year and we have a request for \$10,000 today. It was discussed to move \$40,000 of the annual \$60,000 to the façade fund at this point and move \$20,000 more later when needed. Barb made the motion to transfer \$40,000 into the façade grant program account and approved the financials. Lance Harmon seconded it. Motion carried.

IV. Old Business

A. Ray Scott moved to the Downtown OCRA grant and said there is a public hearing coming up at the Council meeting on Tuesday, June 19<sup>th</sup> at 7pm to discuss the 4<sup>th</sup> go around of the grant. Jonathon Dorsey is presenting at the Public Hearing. Matt Brinkman became Executive Director and we think Jonathon is now taking over the application since he has been involved before.

Lynnette stated the Parklet will be placed out this summer. She is checking with Fred Kreigh to see when so we can have an event then. It will be a 2-space parklet in front of the chamber. A stage for people to play music and gather. We are trying to get more people signed up for the Farmer's Market. It is on Friday's. We would also like to have artisans bring their items.

B. Ray moved on to the TIF monitoring for H.J. Umbaugh & Associates, stated there were no bills. A note from Umbaugh was reviewed that effective July 1<sup>st</sup>, all RDC's will have more reporting requirements. Hold an annual meeting, etc. We will discuss it more at the next meeting. We will have certain topics to discuss and present to the invitees. Sheryl has had additional things to do also. Lance said the letter was encouraging as it described where TIF districts can spend their money. Also he reviewed one of the past newsletters and thinks that we have more time before it sunsets than we think. He thinks we get 25-30 years from the time it started. 2007 + 25 would be 14 more years.

C. Ray moved on to the Fairview Blvd Project. Scott Derby reported we are down to literally one item on the punch list to be resolved. It should be taken care of in the next week or two. The birdbath on the asphalt. Milling it off to prevent water from gathering in the northeast corner.

Ray stated we received a pay request #14, Invoice #79399 for \$6,255.33, federal share, \$5,004.26 and our local share \$1,251.07. Lance Harmon motioned to approve pay request #14 for \$6,255.33, local amount \$1,251.07 and Barb seconded. Motion passed.

D. Ray said he has not heard anymore about the signage for the billboard on US6. Tim Schlotter is the EID chair and understands they need to put up the new artwork.

E. Ray then moved to the design work of the trail on US6 West. Scott Derby said he reviewed the 30% plans early last week or week before. He gave them back a few comments. They are still on schedule for a July design completion. Discussion of having the flashing lights and stop signs at the crosswalk instead of the piano keys. That can't be done on US6 because there is already a stop light. They could possibly be used on the Drake Road project. It was discussed that they do get your attention. It was discussed that we have only approved the design and getting the permits. Do to feedback we are only going along US6, not connecting into Arvada Hills, and connecting to Allen Chapel. It was also discussed how dangerous it is currently for baby strollers and bikes. The path will run closer to the hill, but not right against it. Scott Derby will bring to the next meeting the design at that point for us to review. Construction of the path will be another step and discussion that includes where we will get the funding.

#### F. New Business

Signage to direct people to the public parking locations. Scott Derby received a quote for 8 signs from Brian Anderson at Hoosier Signs. The Blue and Yellow design was shown and 8 should be all we need at the entrances. There will be additional installation from the waste water employees. The total was \$970.24 for a 36" x 24" x 1/8" ACM signs. Double sided. It was discussed to go ahead with a local merchant. Barb made a motion to approve the signs. Lance seconded. Motion passed.

Ray received a façade grant from Dan Diggins for Emerick Diggins & Zabona for roof replacement on both 214 and 218 S Main Street for \$21,267.00. The ½ match requested is \$10,633.50. Legacy Church is located at 214. Lance made a motion to approve the \$10,633.50 for his roof. Barb seconded it as long as we transfer the \$40,000 first. Motion approved.

Meeting was adjourned at 8:50 A.M. The next meeting will be on July 11th, 2018 at 8:00 A.M.

Submitted by,  
Lynnette Leamon, Secretary