

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM July 11th, 2018 MEETING

I. The meeting was called to order by President Ray Scott at 8:00 A.M. The following members were present: Ray Scott, Lance Harman, Loren Allen, Lynnette Leamon and Brent Durbin. Others Present: Steve Garbacz, Sheryl Hanes, Scott Derby and Diane Peachey. Absent: Barb Babcock, Ian Schowe and Mayor Suzanne Handshoe.

II. The minutes of the June 13<sup>th</sup>, 2018 meeting were reviewed. The title should have been June 13 and was still May 9<sup>th</sup> and Ian Schowe was not listed as attending. These were tabled until the August meeting to be corrected before they are approved.

III. The financials were reviewed for June 30<sup>th</sup>. It was voted the last meeting to move \$40,000 to the façade grant fund. Ray stated the balance would then be \$44,763.61. Sheryl was absent last month and will move the \$40,000 for next month. The Spring taxes were also received and shown on the financials. The downtown balance is over \$400,000 and the east side is over \$800,000. Lance Harmon made a motion to approve and Loren Allen seconded. Motion passed.

IV. Old Business

- A. The OCRA Grant for downtown is almost due to submit. Ray stated we do need some more support letters to include. Region 3A is putting it all together. Scott Derby stated he thought it would be awarded on August 23<sup>rd</sup>. The parklet has been out in place. Lynnette stated it is a work in process. Discussion of painting something or getting a wrap for the outside of it came from the committee meeting earlier this week. There are plans to have an event as soon as we can to purposely highlight the parklet. We will have music on it on several Friday nights this summer and we hope to gather other names of people who will want to perform on it next year also. YPN is interested in building another parklet and it is not known if they will have that ready this year. Diane Peachey asked where it would be placed? If it is near The Strand, they should talk to Bruce about it. Lynnette said that they would put it where the merchant's want it. It is going in a public space and would not be directly in front of the Strand. Diane said she had talked to the owner of Pizza Forum and there is a group of older women who come up there and they are probably not going to be happy about their parking spaces taken away. She thought that Bruce would feel the same way and not want his parking space taken. Lynnette is also talking to Kyle about making his back entrance handicap accessible as well. We are right beside him and would like to change that with the big parking lot right there. Lance didn't feel 2 spaces were going to be a problem for any business when we have all of main street. Diane just wanted to make sure the business owners are okay with it being there because they will leave. She was sure that Bruce will not want it near The Strand and did we want the businesses to leave? Scott Derby said that is a mis-narrative and that we can agree to disagree. Some business owners may not like the parklet. Lynnette said there will be a mural on the outside to change the look of it. A canopy across the top is on order and should be here in a couple of weeks. It is an attraction that no other town has and when the tables and chairs arrive to be placed on it and on the sidewalk, that will make it more of an inviting space. There will not be outside service or someone to wait on you but if you want to order carryout and bring it outside then that's what it is for. Enjoy the FREE WiFi downtown and music on Friday nights. They will figure out a wrap or something to help change the look of the outside. Checking with Mayor Handshoe because she had an idea for that. Ray said it is a work in process and it's getting attention.

Diane asked about the pedestrian street lights downtown that have been removed. Will we be including them downtown if we get the grant money? Ray stated that they probably would not be included, since it is a financial chunk of money and with the old ones taken out there's been a lot of positive comments about their absence and the snow removal around them. The cobra ones will have the LED put in. When we get the money, the committee will have to see with the quote how much we will be able to spend. Lynnette said we are fundraising for the benches right now and that shows the community support and we should get points for that category where we didn't in the past. Diane state she will leave the lights in her support letter.

- B. Umbaugh - Ray stated that Sheryl had to do some paperwork for them. She said that they are asking if we want their help working with the county auditor on making sure the neutralization of the TIF is correct. Ray said its good to have them do this since we don't have the capability and good to have it in Umbaugh's court so to speak. (To make sure there is another view with regard to the TIF district to make sure everything is correct.) The bill was last March or over \$4,000 for last year. We want to have them do this and it is split between both TIF districts because the neutralization is for both. Lance made a motion to have Umbaugh do the work, TIF neutralization for next year, and Loren Allen seconded it. Motion passed.
- C. Fairview Project. Scott Derby said we are down to one punch item on the list. Taking care of a water pocket in the Morning Wind intersection, at the north east corner there is just over an inch in depth. It will get remilled and resurfaced within the next 2 weeks. Ray said the crossing lights are still erratic. Going off when no one is around. Scott said he will address that. Pay request #15, invoice #79536 for \$6,523.63, Federal share \$5,218.90, local 20% match \$1,304.73. Scott didn't have his spreadsheet in front of him, but we are at about 70% so we are going to come in well under. There will be other costs as we get to closing. Lance Harman asked what happens to what is left. We are only allowed to receive the 20 percent. The federal funds will go back to the government for the next project. Loren made a motion to pay this invoice and Lynnette seconded. Motion passed.
- D. Eastside signage – EID signage for the billboard. We will sit tight until they do something.
- E. Path to the Eastside. The design work of the trail on U.S.6 West. Scott Derby said they are at 60% plans and by the next meeting he thinks they will have it ready for submittal to INDOT and will be ready for us to review and approve. Scott said as soon as they are ready, we will get a copy to review. Lance said that Noble Trails have already paved a portion on both sides of Riley Rd and it is nice and is being used. Scott has a copy of the map and where it will be connected. There are about 12 miles total. Some section still need to get the easement secured.
- F. Signage to direct people to the public parking locations. Scott Derby said the signs are finished and are being picked up. The guys at wastewater still have to get the frame material and when Scott asked for the cost of that they weren't able to give a total cost yet. The total number that we proposed that we needed was 8, but Scott thinks we only ended up needing 6. Just for the entrances only. By the next meeting Scott will have all material costs including the frames.

New Business

Ray asked if everyone was able to open the attachment for the façade grant received from Kyle Baker, Pizza Forum. 120 S Main Street. Asking for assistance for the back side of the building. Tin siding on the back side of the building, similar to the covering the chamber has. The total cost of the project \$3,785, and the half is \$1,892.50. Loren asked if we had discussed that the applicant needed to attend the meeting when we review the grant applications. Lance said they need to be told that they should present it to us. It's nice to put a face to the money that we are giving them. And if we have a question about the project, we can get answers. The application cover letter will be changed to clearly explain that they need to be present at the RDC meeting on the second Wednesday. Lynnette made a motion to pay the \$1,892.50 for the half match and Lance Harmon seconded. Motion passed. Ray will send out his confirmation note to him.

Lance had a question about who else besides the Chamber is promoting the downtown as far as filling the buildings. Lynnette said the Chamber and Experience the Heart of Kendallville and a couple of realtors are working on placing businesses in them, retail, restaurant, etc. to make our downtown a destination. Lance said we need a restaurant downtown like other communities, Garrett and Albion. All around us they have something. Is there an incentive from the City or financial help to get them here? Scott said that Mayor Handshoe and others on the EDAC board have written letters to encourage them to look at Kendallville. Lynnette said that the recently established community focus group are thinking that they will look at the smaller restaurants to have a second location here in Kendallville, like the Mexican restaurant in Albion is a second location of the one in Warsaw. Maybe another Italian Grill as an example. People will drive an hour to go eat anymore, so the big chains don't need to come here. We're close to them already. With what's happening with the transition of Rudy's, non-smoking and expanded offering of Chad's craft beers is moving in the right direction and hopefully it will entice others to look at Kendallville.

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

Submitted by,  
Lynnette Leamon, Secretary