

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM NOVEMBER 14th, 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, Brent Durbin and Ian Schowe. Others Present: Scott Derby and Steve Garbacz.

Ray Scott recognized an honored member, Ian Schowe, who was recently honored at the East Noble Fall Sports Awards Banquet for soccer. He is a junior this school year. Ray gave him the newspaper article.

II. The minutes of the October 10<sup>th</sup> meeting were reviewed. The invoice number will be updated to 96681 where there was a blank line. Loren Allen made a motion to approve the minutes and Barb Babcock seconded. Motion passed unanimously. The minutes from the special meeting on October 17<sup>th</sup> for Weible's façade grant application were reviewed. Lynnette Leamon made a motion to approve and Loren Allen seconded. Motion passed unanimously.

III. Ray said Sheryl just got back and we didn't get the financial report for this month. As of last month, he reported there had only been a little over \$31,000 spent in the façade grant fund. About ½ used. We usually spend \$50,000 to \$60,000. No comments or questions on the financials.

IV. Old Business

- A. Ray reported the new streetscape application for the Main Street Program is in the works. There was a Public Hearing at the City Council meeting and its moving along as best as it can be for the 5<sup>th</sup> try. The application goes in on the 30<sup>th</sup> of November and we would hear back on January 17<sup>th</sup>, 2019. Lynnette said we are adding more points to categories that didn't score before. Lynnette Leamon shared the Experience the Heart of Kendallville Activities: The Shop Small Saturday, Nov 24<sup>th</sup> after Thanksgiving, then the 50<sup>th</sup> Annual Christmas Parade on Dec 1<sup>st</sup>, followed by a FREE matinee movie. We are encouraging everyone to bring a non-perishable food item and then on Dec 6<sup>th</sup> the Holiday Walk downtown with the Horse-Drawn Wagon Rides. During the Parade the MYAC will have hot chocolate and a bake sale at the Chamber. The Tree Lighting will also be on Saturday, Dec 1<sup>st</sup> at 6pm.
- B. Umbaugh – Ray stated he had not received anything new from Umbaugh. Lance discussed the state's new requirements. The people involved with the RDC money should be coming to an annual meeting, such as the School Board, property owners, etc. All of the Economic Development groups should meet and we should put together a budget for the next year to present at the annual meeting. This meeting must address the following: its budget for tax increment revenues, the long-term plan for each TIF area, and the impact of each TIF area on overlapping taxing units. That would include the City, Library, and School. This increases communication between redevelopment commissions and its other taxing units. We will need to send out our invitations to the property owners to attend. Lance will contact [vision@umbaugh.com](mailto:vision@umbaugh.com) to find out more details.
- C. Fairview Blvd Project and bills. Scott Derby said there is a temperature limit to when they can scrap and resurface the ponding area. There are a few days in that temperature range predicted and it is a small area to take care of. Review of Pay request #19 was received for \$1,202.41, with the federal share of \$961.93 and the local share of \$240.48. Barb made a motion to approve the local share of \$240.48 and Lance seconded. Motion passed unanimously.

- D. Eastside signage – EID signage for the billboard. Nothing new to report. Nothing is happening at this time.
- E. Path to the Eastside. Scott said the he had discussed back and for with the person at INDOT doing the plan review and he had a concern about where the path was going to cross US6 on the east side of Allen Chapel, that trucks cutting that short may damage the ramp and the raised panels. So with feedback from the snowplow drivers, they were hesitant to have anything raised in the right of way. They agreed on a collapsible ballerd where if it is hit it will go down and should pop back up. So it is now included in the plan and in INDOT's hands for final review.
- F. Additional Signage to direct people to the off-street parking lot. Scott Derby said they are working on those. The Waste Water Treatment Plant came and picked up the sign faces that were made by Hoosier Signs, so they are making progress. The Waste Water Supervisor asked Scott if televising the Main Street main water lines could be included in the grant application? He will get more detailed information and pass that along to us and Matt at Region 3A. Since we've had the Public Hearings describing the grant, we're not sure if it could be included. Matt can tell us whether or not we can add it at this time.

#### V. New Business

No applications were received for the Façade Grant this month.

Lance Harman asked if there was an ordinance for downtown for keeping the look of windows, etc. downtown. There is nothing in place. It was discussed that it would be hard to write.

Barb asked if there should be something put together for the business owners so they know there is a façade grant for them. Lynnette said that the Heart of Kendallville is working on that, wanting to meet with them and let them know of these opportunities and what's happening. Also asked about Rudy's and the status of that business. It's for sale. Unsure at this time.

Lance Harman made a motion to adjourn and Loren Allen seconded it at 8:41 A.M. The next meeting will be on December 12th, 2018 at 8:00 A.M.

Submitted by,  
Lynnette Leamon  
Secretary