

KENDALLVILLE REDEVELOPMENT COMMISSION
MINUTES FROM DECEMBER 12th, 2018 MEETING

I. The 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: Scott Derby and Sheryl Hanes.

II. The minutes of the November 14th meeting were reviewed. Barb Babcock made a motion to approve and Loren Allen seconded. Motion passed unanimously.

III. The financials were reviewed. Sheryl stated we are waiting on the tax money deposit. Ray stated we have healthy balances. Sheryl said soon the bond would be paid and then they will be healthier. Lance asked when the bond would be paid off. Sheryl thought either the January or July payment in 2019. It was a \$1,200,000 bond for the East Industrial Park, the roads, water and sewer, rail road spur, etc. It was multiple projects.

IV. Old Business

- A. Ray reported the streetscape application was submitted. We should hear from OCRA on January 17th. Lynnette reported on events for Experience the Heart of Kendallville. We had the 50th Annual Christmas Parade on a rainy day. The Community Tree lighting that evening. It had cleared up by then. The Horse-drawn Wagon rides were last Thursday night and we doubled the number of adults and children attending. It seemed almost every adult had a child on their lap. We are planning on those again next year. We are looking at the Calendar for next year and spreading out the events to have something every month. We are hoping to get more of the merchants involved and want to begin having quarterly meetings. We're contacting them on that and also the annual meeting in January. To help communicate, get their feedback and have more participation from them. We're planning more social media and advertising with the sandwich board signs that we bought. We will update our spreadsheet at the end of the year, how many storefronts are open and how many are vacant. Dave Christianson has helped with that in the past. See item D, discussion of Eastside signage. EID billboard.

- B. Umbaugh – Ray then asked Lance about the Annual Meeting for the TIF district. Lance said after looking into it, he found the IceMiller and Umbaugh information on the new law. It was from the Indiana League of Municipal Clerks and Treasurers Annual Conference. He made a 30 some page book of the information. It shows the breakdown of this new Bill HEA 1242 involves that we have to abide by. There are about 30 different subjects in this one bill. It was passed May 14th during the special session. So, we have to hold an annual meeting with the taxing units that overlap us, ie. the library and the school. One of our members need to go to their meeting if they ask. But they get a copy each year anyway. But in those meetings we have to discuss our budget, our long term plan and the impact on each taxing unit. Which at the time our TIF district expires, in 2025, what we have left in our RDC funds get divided between the two (library and school.) That could be a chunk of money, if we don't spend it by then. The most important is the very last item: State guidance on meeting timing and content requirements is not yet available. So we don't really know until they give us more information. Lance also found out that the RDC is not limited to just the facades. We can buy buildings, lease buildings, we have a broad spectrum of what we can do, all to improve the downtown area OR the factory sites in conjunction with the KLDC if they approve. It's all in this book. The annual meeting could be any one of our monthly meetings and advertise in the paper. Report that information

at that meeting. Let's review what report is done in April from Umbaugh and maybe use that information at the Annual Meeting. They could prepare the meeting stuff instead of Sheryl. It's all about communicating and in the larger cities they may have more issues than us.

- C. Fairview Blvd Project and bills. Scott Derby said he is pushing them to hold off until spring. They have roughly weather projecting about a week and a half worth of work. It is unlikely that we will have that many days of weather in the temperatures high enough to do the work they need to do. I'd rather wait until weather that will allow rather than push for an arbitrary deadline just to say it is done because we're going to have to deal with the long term from a maintenance perspective. We want to be sure the asphalt isn't put down when it is too cold, make sure it is done properly. Any monthly bills would be very minor if any.
- D. Eastside signage – From Item A. Discussion of the Eastside signage, the EID billboard on US 6 East. With the EID going before City Council asking for a 1-year extension, Lynnette said she would follow up with Greg Williamson to see if they can just get something on that board. The RDC was going to pay for the first wrap anyway, so Lynnette will contact Bullfrog Advertising and see what they have and what they need. It's been blank all year.
- E. Multi-use trail from Dowling to Allen Chapel. Scott said that he thought we would have had the permit in hand from INDOT by now. He can say that all of the issues that were being discussed back and forth between us and INDOT have I think been resolved and its just a matter of running it through their system to get the approval. So I think it's a matter of letting it run its course. By next meeting we should probably have it. So that is just the permit. The construction then east, our plan all along is when we have an approved plan in hand, that the City would approach predominately Walmart but other entities for funding help on getting it constructed. The project from Fairview over to Roush / Dekko at Friendly Village is going to be constructed and paid by Noble Trails. Then next Spring, we just received the permit for Noble Trails to cross 3 north of US6. So that will open up the ability to pave from Riley Rd to 3, from 3 to Angling Rd we have the easement in hand from Lamplighter and we are still negotiating the easement from Carriage House. That is the last little segment that will enable us to pave to the curve on Angling Rd. to connect with what's already paved from Angling Rd West. We are one easement away, with Carriage House to be able to pave from Angling Rd to Riley Rd. All planned to be paved next year. Scott's opinion is that by late spring or mid summer, you'll be able to stay on a trail from the Sports Complex to Gene Stratton Porter with one small exception near 800 North where one property owner hasn't allowed easement. The more that is paved is being used. It's been 3-4 years of meetings and then things began to start to happen. Regional Cities money, fundraising and help from the City and DNR all helped.
- F. Installation status of the new signage for the parking lots. Scott Derby said they are ready. Constructed by the waste water dept. Scott just needs to decide who will install them now before the ground freezes. He'll find someone that is not involved in something else.

V. New Business

Ray stated no applications were received for the Façade Grant. A couple are working on some things. There has been less money given for the facades this year compared to last. This led to discussion on the number of absentee property owners, and those who may just use the ownership as an investment and write off. Then discussion on what incentives could we offer to

entice a new merchant or restaurant to Kendallville. It was unclear as to what we could do, but there were some suggestions in the 30+ page book from Lance that we can all review later.

In conclusion, Lynnette announced that the Chamber is bringing Joe Theismann to their Annual Banquet on April 18th, 2019. Lynnette Leamon made a motion to adjourn and Lance Harman seconded it at 8:45 A.M. The next meeting will be on December 12th, 2018 at 8:00 A.M.

Submitted by,
Lynnette Leamon
Secretary