

KENDALLVILLE REDEVELOPMENT COMMISSION  
MINUTES FROM JANUARY 9th, 2019 MEETING

I. The meeting was called to order by Ray Scott at 8:01 A.M. The following members were present: Ray Scott, Lance Harman, Loren Allen, Barb Babcock and Lynnette Leamon.

Others Present: Scott Derby Sheryl Hanes, Steve Garbacz, Cherris Lehman and Roger Thon.

Absent: Brent Durbin and Ian Schowe.

The first order of business for the RDC board was to elect officers for 2019. Ray Scott was elected President; Lance Harman, Vice President and Lynnette Leamon, Secretary. The Treasurer will be discussed at the next meeting in February.

II. The minutes of the December 12<sup>th</sup> meeting were reviewed. Correction of the date for the next meeting should be changed to January 9<sup>th</sup>. Loren Allen made a motion to approve and Lance Harman seconded. Motion passed unanimously.

III. The financials were reviewed for December. Ray reported it is pretty much the same as last time, only 2 payments were made for façade grants that were completed. Sheryl Hanes said the bond would be paid off in January. The balance in the façade grant fund is \$25,497.61. With no other comments, the financials were approved as presented.

IV. Old Business

- A. Ray reported we should hear next Thursday about the streetscape application for downtown, on January 17th. Lynnette reported on events for Experience the Heart of Kendallville. We have an annual meeting next Thursday. Letters were distributed to all the merchants to invite them to the Annual Meeting to let them know what we did last year and to get their feedback, also communicate our plans for this year's upcoming events. We're planning something each month and will try to get their involvement. The Car Show will be on September 7<sup>th</sup>, and the Vintage Market downtown during Apple Festival. The Sip Sample Shop Chocolate Walk will be on February 9<sup>th</sup>.
- B. Umbaugh – Ray asked Lance about the Annual Meeting for the TIF district. He received an update on the requirements this morning. The previous copy he had said there would be information later and this is what was sent out. He can report next month after he reviews it. He emailed Heidi and is waiting on her to get back to him. Barb thought we would just need to invite the Library to make sure they have the opportunity to review our information. The School Board has a representative here already. Call that the Annual Meeting to comply.
- C. Fairview Blvd Project and bills. Scott Derby said due to the weather the rest of the work won't happen until Spring. He would rather wait to make sure the finished project is as nice as it should be. INDOT will have small coordination bills until this is done. Review of bill #20 for \$786.20, Invoice number 700078. The Federal share is \$628.96 and the local share to pay is \$157.24. Barb made a motion to pay and it was seconded by Loren. Motion passed. Pay request #21 for \$862.88, Invoice number 700225. The Federal share is \$690.30 and the local share to pay is \$172.58. Motion to pay by Lance and seconded by Barb. Motion passed.
- D. Eastside signage – the EID billboard on US 6 East. The EID is reorganizing. Tim did step down and Joe Sells is the new President. Greg Williamson said he is contacting Bullfrog and I left a

message with Bullfrog yesterday and have not heard back. I am following up on them as well. I also want to ask Roger Diehm about the digital sign on US6. Nothing to decide on the billboard, Lynnette is trying to get a proof for everyone to look at.

- E. Design work for the multi-use trail from Dowling to Allen Chapel. Scott said that he had sent out a progress report and also pay request #8 for that design work and permit for \$1,360. The state is now offering a grant for Next Level Trails for both this and the additional work being done by Noble Trails. This design work would be part of the local match for that grant. Barb made a motion to approve and Lynnette seconded it. Motion passed.
- F. Installation status of the new signage for the parking lots. Scott Derby said he has them and is struggling to find a department to install them. They are ready to go, just need the labor to get them installed. If anyone has any suggestions, he is open to them.

#### V. New Business

- A. Ray said there was a clean-up item from Jansen's Family Dentistry. They received a façade grant and were not able to get everything done. It is dated December 5<sup>th</sup>. The quotes were approved for painting, structural, cosmetic etc. with the grant given back in September 2017. The work was not able to be completed until October of 2018. The charges increased from the original quote also they completed the point and tuck work on the brick. So the total amount for these adders came to \$792.05. Which would result in a split of \$396.03. Ray talked to Susan, but she is not here. With no questions, a motion was made to approve by Barb and seconded by Lance. Motion passed.

A façade grant was received and reviewed from Roger Thon for The Christian Community Center at 112 S Main St. for new siding on the lower part of the storefront. The total cost is \$5,145.00. The amount requested is \$2,572.50. Lance made a motion to approve and pay the amount requested. Roger hopes to be open by fall. There is a lot of work to be done on the inside. He has already invested \$10,000 for electrical on the inside. It is completely framed and Wed then start the wall board. It won't be an eyesore on Main St. anymore. It will be there to serve the community. They are working from donations. It has been a tremendous undertaking. People who use it can leave a donation in the box if they choose. Motion passed.

Another façade grant application was reviewed for Cherris Lehman for Barker's Jewelry Store, 123 S Main St. It was questioned and noted how much more Fort Wayne Roofing's quote is. It is for so much more. Their quote included a 20 year warranty instead of the 10 years offered by the others. The grant request is for roof repair for the total of \$8,290 and the split would be \$4,145.00. A motion was made by Lynnette to approve and seconded by Barb. Motion passed.

Ray gave an update from Ken Olry for the Flint and Walling front canopy which is up but the work around flag pole will be finished this spring. Lance made a motion to adjourn the meeting and Lynnette seconded it. Ray and others thanked Barb for helping the RDC the past few years.

The next meeting will be on February 13th, 2019 at 8:00 A.M.

Submitted by,  
Lynnette Leamon  
Secretary