

Kendallville Redevelopment Commission
March 10, 2010
Kendallville City Hall
First Floor Conference Room

Members in attendance: Mary Allen, Barb Babcock, Duane Brown, Bob Frick, Ray Scott

Members Absent: Chris Marshall, Kim Treesh

Others Present: Scott Derby, Ellisa Ellsworth from Picture this in Print, Sheryl Hanes, Pam Jansen from Jansen Family Dentistry, Dave Koenig from Region III-A, Dennis Nartker, Chuck Woodcock from the Kendallville Party Store.

I. Meeting called to order.

8:00 am. Duane Brown presented plaques to the 2009 Façade Improvement grant recipients present at the meeting. Ray Scott gave a big thank you to all the property owners for their participation in the program and the improvements that they made to their buildings. Not only was it an improvement to their buildings, but to the downtown area itself. The property owners all expressed their gratitude to the Redevelopment Commission and the opportunity to have such a wonderful program that they could be a part of. Ray will deliver plaques to the other property owners that were unable to attend. Plaques were designed and printed at Stien Design for a total cost of \$105. Duane Brown made a motion to approve Stien Design invoice #16921 in the amount of \$105. Second by Mary Allen. Motion passed.

II. Approve minutes from the February 15, 17, & 23, 2010 meetings.

Bob Frick made a motion to approve minutes from Feb. 15, 17 & 23, 2010 meetings as presented. Second by Mary Allen. Motion passed.

III. Review monthly financial reports - Kim Treesh, RDC Treasurer.

Financials appear to be in order. A note was made to the fact that we have had payouts to the first five Dowling Street property owners for the Right of Way acquisitions.

IV. New business:

A. Information on available grants for a possible Downtown Revitalization Program -

David Koenig, Region III-A.

Dave Koenig presented a packet to our group that includes several funding programs and opportunities that the RDC could pursue. One of the programs he spoke about is the Community Based Projects from Ball State University. This program offers a unique combination of teaching, research and service activities that focus on the environment design and planning professions. It includes the departments and programs of urban design, citizen participation, history, preservation and adaptive use, research methods and processes, and computer-aided design. A very unique group of college students

directed by their professor in the design processes of a Downtown Revitalization Program. Zach Benedict from a Ft. Wayne Urban Design firm Morrison, Kattman, Menze Inc. was also mentioned as working with some citizens in Kendallville with the ideas that they have. Dave stated that this would also be a good option to look into. Ray will invite Zach to our April 14th meeting. Dave gave a brief explanation of the other options available. He suggested that we might get with similar size cities that have gone through successful downtown revitalizations and take a tour and learn more about what firm they used etc. Two cities mentioned were Bluffton and Wabash. RDC members agreed on a road trip to both cities on May 19th. Dave Koenig is going to contact both mayors to see if this date would work with them to give us a tour of their downtown and explain what went well and what they learned from the process.

V. Old business:

A. Dowling Street Project Status Report - Scott Derby Review any invoices received prior to our meeting.

The Right of Way Acquisitions are currently in process and hopes are that we can have the process completed by this fall. DLZ invoice #90052 in the amount of \$5500 for buying services and Right of Way management was presented for payment. Mary Allen made a motion to approve invoice #90052 in the amount of \$5,500 for payment. Second by Bob Frick. Motion passed.

B. Report from Umbaugh & Assoc. on TIF-Monitoring activity.

Nothing to report at this time.

C. Report from Bob Frick on possible new Downtown/Main Street sound system project.

Bob Frick spoke with the Hayden family in regards to installing the system on their building at the Southeast corner of Main & Williams Street. They gave Bob the approval to have the legal document prepared that would need to happen before the installation could be done.

D. Report from Ray Scott on possible new globe replacement project on the Downtown/Main Street decorative light poles. (ON HOLD)

VI. Additional items?

Ray Scott spoke about possibly purchasing the property at 116 S State Street and having it torn down and making additional off street parking spaces for the downtown merchants. He has heard that the property is up for sale with an asking price of \$80,000. He also had Scott Derby give him a ball park estimate on what it would cost to tear the house down and for the parking lot construction. Scott estimated \$8,000 for demolition and cleanup of the house. For the parking lot construction the estimate is \$31,200. Mary Allen made a motion to have Ray contact Steve Pyle to see if the house is on the market and what the asking price is, then we may proceed from there. Second by Bob Frick. Motion passed.

VII. Meeting adjourned - Next meeting April 14, 2010, at 8:00 a.m.