

REDEVELOPMENT COMMISSION MEETING –TIF

DECEMBER 17<sup>TH</sup>, 2008

TIME: 6:30PM

**PRESENT:** Doug Fry, John Schmalenberg, Ken Dornich, Darrell Poling, David Weigel

**ABSENT:** Lowell Rethlake

First order of business was to approve the November 25<sup>th</sup> minutes as printed.

Motion was made by Ken Dornich and seconded by Darrell Poling to approve the minutes as printed. All ayes, motion carried.

**FINANCIAL REPORT:**

A motion was made by Darrell Poling and seconded by Ken Dornich to pay invoice #36 from HNTB for the Lincoln Street Project in the amount of \$783.20. All ayes, motion carried.

Motion was made by Ken Dornich and seconded by John Schmalenberg to pay Vietta McKenzie for recording of the minutes \$50.00. All ayes, motion carried.

Motion was made by Ken Dornich and seconded by Darrell Poling to pay \$75,900.00 land acquisition to parcel #4. All ayes, motion carried.

Doug Fry stated that a draw would take place soon from taxes paid from first installment.

Starting Bank Balance:	\$313,231.98
Claims	\$783.20
	\$50.00
	\$75,900.00
Ending Balance:	\$236,498.78

**HNTB REPORT:**

Christine Colon said it was a good month in terms of right of way. 63 of 69 parcels are now secure. 4 parcels are in condemnation and 2 in the final paperwork stage.

Scheduling talks have been taking place between the Mayor Gary Herbert and INDOT.

ETC has yet to give final plans on utility relocation.

Mayor Gary Herbert asked Christine what we can do to go forward with utilities prior to letting. She stated that it would save us 120 days to move ahead with utilities. Duke would be the most beneficial to start early due to so many services needing to be relocated. She stated they would need right of way and a notice to proceed. She also stated most utilities don't like to start before letting because of the high cost they incur in moving services with not having a construction start date in place.

Vectren could follow Duke. She stated that construction and Vectren could overlap, but it's not recommended.

Staking for the project would have to take place and that would come at added expense if done prior to the construction starting. Ken Dornich asked Christine if she could work up a quote for staking for utilities prior to letting. She will also see just what parcels will need to have utility work done.

UNFINISHED BUSINESS:                      NONE

NEW BUSINESS:

Mayor Gary Herbert introduced Tim Coriden. He will be the new city attorney. He will be replacing Mr. Matt Bailey who is taking the position as Judge. Kind words and thanks went out to Matt Bailey from the board.

PUBLIC COMMENTS:

Bill Wenning wanted to know if there were any more parcels that would be placed on the table for condemnation. Doug Fry replied that there were not.

Bill wanted the board to elaborate on a comment made prior about funding running dry. Doug Fry stated that the city has edit funds that could be loaned to us until we obtain the bonds. Bill also wanted to know if the project was going to be done in phases and if those phases have been set.

Christine Colon stated that the North Bound lanes would be first. Construction would be done 1 side at a time with temporary roadways being put in place.

Ross Davis wanted to know what the expected time line would be for start of construction after the letting was granted. Christine stated approximately 1 month. The project needs a 13 month construction time frame to complete.

The next meeting is scheduled for January 28<sup>th</sup> at 6:30 pm

Motion to adjourn was made by Ken Dornich and seconded by John Schmalenberg. Meeting ended at 7:10pm.

Presiding Officer \_\_\_\_\_

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Attest:

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Recording Secretary – Vietta McKenzie