

REDEVELOPMENT COMMISSION MEETING – TIF  
JANUARY 25, 2007  
TIME: 6:00 P.M.

PRESENT: Lowell Rethlake, Helen Gardner, Ken Dornich, Dennis Doerflinger and Doug Fry.

President Lowell Rethlake called the meeting to order with roll call taken.

Minutes were approved, motion by Helen Gardner and seconded by Doug Fry. So passed.

City Attorney Stephen T. Taylor administered Oaths to the Board members and held the nomination for President for the year of 2007.

**Motion by Ken Dornich and seconded by Doug Fry to nominate Lowell Rethlake for President.**

**Motion by Helen Gardner and seconded by Doug Fry to close the nominations. So passed. The nomination of Lowell Rethlake for President was passed.**

President elect Lowell Rethlake then held the nominations for the office of Vice-President.

**Motion by Helen Gardner and seconded by Lowell Rethlake to nominate Doug Fry for the office of Vice-President.**

**Motion by Doug Fry and seconded by Dennis Doerflinger to close the nominations. So passed. The nomination of Doug Fry for Vice-President was passed.**

Christina Colon of HNTB gave an update on the progress of the Lincoln Street project. HNTB is waiting for the design approval from INDOT in order to keep the project moving forward.

Ron Taylor of HNTB handed out an enhancement master plan. The grant application deadline has been moved from January 31, 2007 to April 15, 2007. The TE program is now part of the local federal aid program. All applications for grants in this district will be

going to the Seymour district. INDOT has a new commissioner and at present it is unclear as to what role the new commissioner will play in the process.

The goal of INDOT is to evaluate and make final selections as quickly as possible and would likely take four months which pushes the selection back to late August or early September. This will have ramifications on the overall timeline for Lincoln Street.

The Board held an in depth discussion about the enhancements and the cost of them and whether or not a grant may be available and to what amount the grant might cover and the timeline. With INDOT moving the application forward to April, this will play a part of how much of a grant might even be possible. Some of the enhancements that were originally going to be covered in the grant application may need to be put in the Lincoln Street Project.

The Board requested that HNTB give them a cost breakdown of what the whole project is costing with all the enhancements and what Tif has paid and how much is still outstanding and include the design fee as well. Then the Board requested a cost breakdown of all of the same only using a portion of the enhancements.

Ron Taylor stated that he would like the minutes to reflect that he does not want to be held at a 20% design fee for HNTB for the full enhancements into the design road project.

Christina Colon questioned if the Board members had reviewed the HNTB contract for the Freeland Road Extension and if they had made any decision of what they would like to do. Christina explained that the Board must look at what and how they would like for the corridor of the Freeland Road extension to be. Christina told the Board they need to look at what and how they would want the land in this area to be used and developed.

Darren Burkhart stated that there are a lot of questions by developers about this area already and speculations.

City Attorney Steve Taylor explained that if the City has a plan for the roadway of the Freeland Road Extension, then if a developer comes in, the City can request the developer meet the City's plan and even have the developer to pay their portion for road construction.

**Motion by Helen Gardner and seconded by Dennis Doerflinger to approve and sign the HNTB Development Plan Contract for the Freeland Road Extension. Helen Gardner, Doug Fry, Ken Dornich and Dennis Doerflinger ayes. Lowell Rethlake nay. So passed.**

Christina Colon explained the cost of underground cables for utilities that Duke Energy had sent to the City. Christina stated that she will contact Duke Energy because there are too many unanswered questions that she has. The question came up of what if the City owned the conduit ducts and then leased space to Duke Energy.

Mayor Frank Manus expressed his appreciation to the Tif Board members for all of their hard work they put in on the Tif Board without pay.

**Motion by Ken Dornich and seconded by Helen Gardner to pay an invoice of \$3628.27 to the City Attorney for his services from June 2005 to December 2006. So passed.**

The next meeting will be February 22nd, 2007 at 6:00 P.M. at City Hall.

Meeting adjourned at 8:00 P.M

PRESIDING OFFICER: \_\_\_\_\_

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ATTEST:

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Clerk-Treasurer