

REDEVELOPMENT COMMISSION MEETING - TIF
OCTOBER 13, 2005
TIME: 7:00 P.M.

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

President Lowell Rethlake called the meeting to order.

Minutes were approved, motion by Helen Gardner and seconded by Ken Dornich. So passed.

Discussion was held concerning the agreement of the Mayor negotiating a 60/40 split if necessary for the Lincoln Street project. The Board was all in agreeance of this but just never put it in a motion and second. The City received a confirmation letter from INDOT that the City is being awarded \$3,634, 920 for the project, so that figures out to the original 80/20 split.

Chad Modisett had talked with Steve Delk from INDOT and according to him the amount is \$3,634,920 and is basically the 80/20 and not a 60/40 split. Chad told the Board that he could go back and asks them about it again, and that may make them re-look at it and then drop it to a 60/40. Board decided to just leave it the way it is.

City Attorney, Steve Taylor reread the letter and stated that it is a binding contract once signed. It is shown that the Mayor signed it on September 28, 2005 and then sent it back.

Chad Modisett said they are going to move the project up. The survey is finished, and the in process is to take as little of personal property as possible. Almost finished with the phase I. All storm water will be taken to Gas Creek and they will need to look at how to slow the water down. This is their biggest concern right now. They will not be adding any more water; it will just be getting there sooner. The project is going very well and they will get a set of plans for the Board.

Steve Taylor, City Attorney does not have the appraisal as of yet.

Steve told the Board that he has talked with the State Board of Accounts and Tif can pay for the resurfacing of Freeland Rd. even though the City had bided it out with the other City Streets that were being resurfaced.

Motion by Helen Gardner and seconded by Ken Dornich to pass Resolution 2005-2. So passed.

Charles Shirk asks to see the plans the Engineers are putting together for Lincoln Street and see the sidewalks proposed. How much sanitary sewer is involved? Since the new Wal-Mart has been built there has been no flooding.

Chad told Mr. Shirk, NO sanitary sewer is involved, just storm sewers.

Lowell Rethlake stated that the Tif Board will review all phases and project proposals. There are stop points built in for this whole project.

Chad Modisett told that he will be turning in the plans in November and will need written authorization from the Board after he submits the plans.

Mayor Manus brought to the Board a letter from Signal Construction, Inc. that had been sent to Street Commissioner Ralph Land. The light for Montgomery Road and Lincoln Street has been put on hold for now since the money has been approved for the Lincoln Street Project. To install the light now, when the project gets going they will have to remove the light and re-install it after the work is done on Lincoln Street in that area. Signal Construction wants the City to pay for the project management costs, signal poles, controller and heads for a total of \$13,246. Signal Construction is telling the Mayor, the City needs an Engineer.

The city feels that the project management cost of \$520 could be paid, but not the remainder of the other costs.

City Attorney, Steve Taylor thinks Chad Modisett should talk with the Company, Signal Construction, Inc. and see if the poles, controller and heads are generic, so they could be used later on.

Motion by Helen Gardner and seconded by Ken Dornich to have Chad Modisett contact the Signal Construction, Inc. Company and see if the poles, controller and heads are generic. So passed.

Motion by Helen Gardner and seconded by Ken Dornich to approve the bill of \$300 to MainSource Insurance for Board Bond, to be paid. So passed.

Motion by Ken Dornich and seconded by Doug Fry to approve paying the bill in the amount of \$46,277.40 to HNTB. So passed.

Next meeting was set for November 17th, Thursday at 7:00 P.M. in the Commissioner's Room #130 at the Decatur County Courthouse, 150 Courthouse Square.

Meeting adjourned at 8:10 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer