

REDEVELOPMENT COMMISSION MEETING – TIF
OCTOBER 18, 2007
TIME: 6:00 P.M.

PRESENT:

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

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

Minutes of the 8/8/07, 8/23/07 and 8/29/07 meetings were approved, motion by Ken Dornich and seconded by Helen Gardner. All ayes. So passed.

Jeff Meyer of HNTB reported 23 parcels on Lincoln Street had gone through the right-away appraisal process.

Christina Colon of HNTB told the Board the main topic of the meeting was to discuss the Freeland Road Corridor Plan Extension project.

1. October meeting - Land use scenarios.
2. November meeting – Alignments, Traffic and access management.
3. December meeting – Impacts and Implementations.
4. January meeting – Final meeting.

The developing corridor plan for the Freeland Road Extension is being done in order to see the road construction and land use of this area are done right.

The goals and objectives are:

- A. maximize opportunities for new development and redevelopment that is strategically aligned with the economic development goals of the community.
- B. create safe, functional, efficient and attractive east-west access to land between SR 3 and US 421.
- C. provide improved access and to undeveloped parcels east of SR 3 along and beyond the existing Freeland Road and,
- D. create a new paradigm for infrastructure that will support the community identity at both I-74 gateways and along I-74.

These were the four most important items that HNTB heard from the community residents when the open public comprehensive plan was held from the Redevelopment Commission and from key stakeholders.

HNTB has met with INDOT and has obtained the drawings of US 421 and I-74 interchange.

Rose Scovel of HNTB brought three scenarios for the Board to review and give recommendation of which scenario the Board feels would be the best for the West Freeland Road extension land area between SR 3 and US 421 along I-74. HNTB will then take the Board's recommendation and work with the scenario to layout the best overall plan. They just need direction from the Board.

Developer Mike Campion spoke about the acres he owns and that he has had multiple inputs for commercial construction along the I-74 and the back side residential. He has sold some acreage and stated that INDOT has given him a letter for one entrance and he is talking with INDOT trying to add another intersection. His plans are for a three lane road with a turn lane for one. In spring of 2009 a major grocery store, other major commercial chain businesses and two major hotel/motels.

President Lowell Rethlake asked direction from HNTB and HNTB recommended the Board follow the comprehensive plan scenario.

Kathy Reynolds addressed the Board on behalf of the Plan Commission. She handed out a copy of the adopted Comprehensive Plan and map. The Plan Commission would like for this area to flow with the Comprehensive Plan that has been implemented by the Plan Commission. The guidelines have already been laid out.

Kathy stated that a department head informal meeting is being held next Friday to go over a fiscal plan on annexation for this extended Freeland Road area.

The Board declared it is best to follow the Comprehensive Plan and keep the area all commercial.

Mr. Champion asked the Board if they could give him a timeline of getting this area developed and the road development and if the Board would be able to use some of the money towards the road development or reimburse him for the road.

President Lowell Rethlake read a citizens letter of concern and Ken Dornich stated that he had contacted the citizen and spoke with her about her concerns.

Charles Shirk questioned when, where, how and who is going to redo Lincoln Street. Discussion was held.

Motion by Ken Dornich and seconded by Helen Gardner to approve \$5536 invoice on Freeland Road be paid. All ayes. So passed.

The invoice for H.J. Umbaugh & Associates for \$3500 was tabled.

The next meeting was set for November 29th at 6:00 P.M.

Meeting adjourned at 7:15 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer

