

REDEVELOPMENT COMMISSION MEETING - TIF
NOVEMBER 17, 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 and asked all present to have a few minutes of silence in the passing of Dennis Doerflinger's wife.

Minutes were approved, motion by Ken Dornich and seconded by Doug Fry. So passed.

City Attorney Steve Taylor told that the appraisal figure is \$17,000 per acre equaling \$774,500 appraisal value for the 45 acres down from Wal-Mart on Freeland Road.

Doug Fry questioned that wasn't it decided ahead of time that someone would be appointed to meet with the University of Cincinnati personnel?

Ken Dornich questioned how would this all be handled if the land was bought, would the Chamber of Commerce take the lead?

Steve Taylor told the Board that they would need to have knowledge of how this property would be handled and contact would need to be made with the right person in the development business.

Lowell Rethlake stated that he felt there may be a lot of hidden cost involved.

Jennifer Sturges of the Chamber of Commerce and Don Schilling stated that the EDC had worked up some numbers on developing.

Lowell Rethlake is in favor of finding a professional, Ken Dornich would like to wait until Steve Taylor gets the final appraisal approval and Helen Gardner feels they should wait till the Board gets more information on all bases in question.

Motion by Helen Gardner and seconded by Ken Dornich to grant Lowell Rethlake approval to contact the University of Cincinnati. So passed.

Chad Modisett of HNTB gave the Board a copy of the plans that have been given to the INDOT. The plans call for (3) 12 ft. lanes and proposed sidewalks on each side with the storm sewer and the water lines running underneath. This way should there be a problem only a section of the sidewalk would need to be taken out and then replaced. The Mayor has a set of plans in his office for anyone to see. Right-away will be needed throughout the project even if the sidewalks are taken out of the project.

Chad told the Board that he needs a written authorization to proceed. Explanation was given for the bill of \$64,588.80.

Motion by Ken Dornich and seconded by Helen Gardner to approve the claim of \$64,588.80 be paid. So passed.

Motion by Ken Dornich and seconded by Helen Gardner to proceed with the Mayor having the authorization to sign to proceed. So passed.

Chad Modisett explained that another strain pole was needed to be put up by the light company for the light to be installed at Montgomery and Lincoln to meet HNTB specifications.

Motion by Helen Gardner and seconded by Doug Fry to use HNTB as the City's Engineer on the installation of the light at Montgomery and Lincoln Streets. So passed.

Councilman Gary Herbert was present and questioned the cost of the light and now what would be the cost to redo the light and what the total cost of the Lincoln Street project is.

Chad Modisett told Mr. Herbert that the cost is all figured in the Lincoln Street project. The project cost of the Lincoln Street project is \$6,288,000.

Gary Herbert had figured that the \$3,634,920 that the State would be giving is not 80%.

Chad Modisett told Mr. Herbert that \$3,634,920 is 80% of the construction cost. The engineering cost is not figured in on the percentage.

Gary Herbert stated that when Bruce Tressler was on this Board, Bruce had said he felt the Tif Board and Council should confer together on all projects. Gary was also concerned with the Tif Board paying for the resurfacing of Freeland Road. What happens to the allotted monies, does it just stay in the General Fund?

Mr. Herbert also expressed his concern of how the two Council members were put on the Tif Board.

City Attorney Steve Taylor explained that there is nothing that has been done illegally whatsoever. Everything has been done in an advertised open public meeting.

Tif Board members questioned the bill from H.J. Umbaugh and asked the City Attorney Steve Taylor to contact H.J. Umbaugh.

The next meeting was set for Thursday, January 26th, 2006 at 7:00 P.M. in the Council Room.

Meeting adjourned at 8:15 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer