

REDEVELOPMENT COMMISSION MEETING – TIF
DECEMBER 21, 2007
TIME: 3:00 P.M.

PRESENT:

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

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

Minutes of the 11/30/07 meeting was approved, motion by Helen Gardner and seconded by Ken Dornich. All ayes. So passed.

Christina Colon of HNTB gave the update on Lincoln Street. The right-of-way land acquisitions are going well. Plans submitted to INDOT on the transportation enhancements, road reconstruction and extension can all be turned in together. A letter was sent to Mr. Whitney with INDOT requesting additional money for the construction of the project including the extension of the project to First Street. As discussed in the request, the higher cost of construction is caused by three main issues, high construction cost inflation, hazardous materials findings and extending the project to First Street. INDOT sets aside money for certain projects and they want to see the funds used. If an additional \$1.87 million would be granted from INDOT on the Lincoln Street project then the City's Tif Board would be able to reduce their anticipated Bond.

Ron Taylor of HNTB was present and expressed the excitement of the City being awarded the \$1 million enhancement grant at 100%. He would like to get any questions the Tif Board should have about any of the enhancements answered. He will get the final documents printed and to the Tif Board for their review in early 2008. There will still be time to make any changes the Board would want to do with some of the enhancements.

Darren Burkhart of HNTB told the Board, he has talked with H.J. Umbaugh's about the article in the paper concerning Tif Districts and the Senate Bill.

Matt Miller of HNTB followed up on the last month's discussion of the Freeland Road extension. The build out would be approximately 9900 new peak hour trips and would require a four lane road with median allowing a double left turn lane.

The existing Freeland Road would see approximately 1200 new peak hour vehicles and should be four lanes with auxiliary lanes on State Road 3. The new west Freeland Road Corridor Plan and proposed alternatives were explained. Matt presented the alignment recommendations.

Daniel Johnston of HNTB presented the preliminary cost estimates, right-of-way and construction costs, land acquisition, relocation and administrative costs. The construction cost figured in 2010 would run from \$27.1 to \$28 million. The east Freeland Road alternatives would cost \$6.1 to \$7.4 million.

Board members discussed in depth the study on this part of the proposed project. **The Board realizes that this is only a study with proposes.**

Motion by Ken Dornich and seconded by Helen Gardner to approve HNTB claim in the amount of \$14,699.30. Ayes Ken Dornich, Helen Gardner, Doug Fry, Dennis Doerflinger and Lowell Rethlake. Nays none. So passed.

Motion by Ken Dornich and seconded by Dennis Doerflinger to approve HNTB claim in the amount of \$42,168.40. Ayes Ken Dornich, Helen Gardner, Doug Fry, Dennis Doerflinger and Lowell Rethlake. Nays none. So passed.

Motion by Dennis Doerflinger and seconded by Helen Gardner to approve claim to Steve Taylor for \$1966.27. Ayes Ken Dornich, Helen Gardner, Doug Fry, Dennis Doerflinger and Lowell Rethlake. Nays none. So passed.

Motion by Ken Dornich and seconded by Doug Fry to approve Land Acquisition Claims in the amount of \$61,610. Ayes Ken Dornich, Helen Gardner, Doug Fry, Dennis Doerflinger and Lowell Rethlake. Nays none. So passed.

The next meeting was set for January 31st at 6:00 P.M.

Ken Dornich noted that he would probably not be returning as a Board member and wanted to express his appreciation to serve on this Board and wished the rest of the Board members Good Luck.

Mayor Manus expressed his appreciation to all the Board members and of their dedication to serve on this Board without pay and have the City's interest at heart. He stated that he could not have picked a better Board and wished them all well.

Meeting adjourned at 4:30 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer