

REDEVELOPMENT COMMISSION MEETING - TIF
JUNE 2, 2005
TIME: 6:00 P.M.

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

President Lowell Rethlake called the meeting to order.

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

Lowell Rethlake confirmed the current Tif monies being \$2,081,572 on hand.

President Lowell Rethlake told the other board members that he had received a call and shop owners and managers are unhappy about Tif monies being spent on Lincoln Street. They feel the money should be spent bringing a new restaurant and fixing Lincoln Street will not help that area and a letter should have been sent to each of them.

City Attorney, Steve Taylor stated that if the Tif Board was doing anything illegal, he would have stopped them before now. These have been public meetings and all have been advertised. This area was all discussed back in 1997 and the original Resolution was signed in 2000 by the Board members then, not this group of Board members.

Ken Dornich also stated that these meetings have all been advertised and have been held publicly. The original priorities were set back in 2000 when a Resolution was passed and fixing Lincoln Street also would be fixing two other priorities at the same time.

Helen Gardner agreed.

Motion by Ken Dornich and seconded by Helen Gardner to continue. So passed.

Darren Burkhart of HNTB told the Board members that the traffic count has been done.

Several merchants were present and expressed their concerns of loss revenue, being a one-way street during construction, which would be in line of having to relocate and amount of time it would take to complete project were some.

Darren Burkhart and Chad Modesitt of HNTB were present and brought a legal contract for continuation of the project. City Attorney Steve Taylor had reviewed the contract. Chad Modesitt reviewed and explained the contract to the Board members.

Board members stated that they would feel more comfortable if they could have the figures for phase 2 before signing the contract.

Chad Modesitt explained that strict standards are followed should a merchant need to be relocated. They look for a very comparable location as to what the merchant has now. They do not put merchants out of business.

Chad Modesitt stated they can't promise anything until the title work is done and find out where the City's property lines and the merchants property lines are exactly.

They would work with the City on the routing of traffic. Chad also told that INDOT caps out on projects and doing the whole length of Lincoln Street would not be allowed. The plans would be (3) full 12 ft. lanes and curbs and gutters with the option of sidewalks and upgrading street lighting.

City Attorney Steve Taylor could see a couple of problems on the phase 2 and ask if Chad's expert could give a range for the phase 2?

Chad Modesitt told the Board that a couple of stop clauses are in the contract.

Motion by Dennis Doerflinger and seconded by Helen Gardner to hold off signing contract until there is a range on phase 2. So passed.

The light for Montgomery Road to alleviate traffic was discussed.

Motion by Ken Dornich and seconded by Dennis Doerflinger to approve spending \$45,566 for a light. So passed.

Motion by Dennis Doerflinger and seconded by Helen Gardner to approve passing Resolution 2005-10 traffic light at Montgomery Road. So passed.

Mayor Manus complimented the Board for all their work and taking this Board they serve on, receiving no pay, to heart. This Board has met about four times compared to the former Board that met about two times in four years.

Jennifer Sturges of the Chamber of Commerce stated that she would be glad to put any information in the Chamber letters that go out about Lincoln Street.

Next meeting was set for June 16th at 7:00 P.M.

Meeting adjourned at 7:45 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer