

REDEVELOPMENT COMMISSION MEETING – TIF
SEPTEMBER 28, 2006
TIME: 7:00 P.M.

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

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

Minutes were approved, motion by Helen Gardner and seconded by Doug Fry. So passed.

A very large crowd of concerned residents and business owners were in attendance.

Attorney Richard Hall of the Barnes and Thornburg law firm was present. Mr. Hall gave a review of the expanded Tif area Resolution. It is back before the Tif Board for the public hearing and final passage.

A concerned citizen and business owner questioned what this resolution is and why. She had not been present before tonight's meeting.

Mr. Hall took the proposed map and explained the area of the extended Tif area.

Gary Malone of HNTB explained the running of the water and wastewater infrastructure. Mr. Malone showed on the projection screen the preliminary infrastructure needs to the Honda facility and the financing plan.

A concern was questioned if this would take away from the Tif monies allotted for Lincoln Street.

Darren Burkhart of HNTB stated that this does not take away from the Lincoln Street project. Darren then explained the water plant and lines to the Honda facility.

Motion by Helen Gardner and seconded by Doug Fry to close the public hearing. So passed.

Motion by Dennis Doerflinger and seconded by Helen Gardner to accept the Declaratory Resolution 2006-21. So passed.

Resolution 2006-4 completes the financing for City Water and Wastewater to the Honda project and pledges \$1,000,000 from Tif money to pay for the SRF Loan Bonds. Motion by Dennis Doerflinger and seconded by Doug Fry. So passed.

Christina Colon of HNTB told about the public hearing and some of the concerns that people had sent to HNTB about the Lincoln Street project.

The Lincoln Street public hearing that was held on August 31st and had a real good attendance. Some of the main concerns were:

- Shorten Construction time.
- Begin at First Street and go to the By-pass.
- Poor water pressure.
- Address drive-way design at Lincoln and Barachel.
- Gas Creek.
- Sidewalks too wide.

Christina explained about each of these.

Several concerned business owners stated that two seasons to complete the Lincoln Street project was just too long. They would like to see this completed in one season. Then some wanted it six months and even four months. This was all discussed in depth.

To go from Montgomery to First Street and a little past going south, would cost approximately \$1.87 Million. The State is giving \$2.7 Million on the construction of the roadway from Montgomery to the By-pass. The City picks up the 40 % of the roadway construction and all the engineering cost. In March of 2007, an application could be turned in to see if the State would be willing to pay part of the \$1.87 Million.

Land acquisition needs to be started in 2006 and these changes need to be made by a decision very soon. This change of improvement would include a new storm sewer and a portion of it would be constructed in an easement along the south drive of the hospital property and outlet into Gas Creek behind the hospital.

Helen Gardner would ask that HNTB obtain the traffic counts and survey to verify the project limits and get back to the Board.

Doug Fry would like to know if this extension could be curtailed.

Board would like for HNTB to figure if the construction time could be shortened to one season and have traffic two-way and then figure having traffic one-way and also figured at 6 months and 9 months, what would be taken into consideration, cost etc.

Board request HNTB to do survey to First Street from Montgomery and traffic count at the cost of \$50,000 HNTB quoted. Motion by Doug Fry and seconded by Helen Gardner. So passed.

David Wentzel gave a progress of the Steering Committee on the Lincoln Street enhancements and also talked about the possibility of extending Freeland Road West.

Jennifer Sturges of the Chamber of Commerce stated that Duke Energy will extend the \$10,000 grant to the corridor extension of Freeland Road West.

A meeting will be held October 10th from 6-8 P.M. at the New City Hall about the City's Comprehensive Plan for the public.

Motion by Helen Gardner and seconded by Dennis Doerflinger to have David Wentzel of HNTB to look at and develop a schedule and cost to complete the Freeland Road West Corridor enhancement. So passed.

October 3rd is an enhancement meeting at New City Hall.

Soil borings are completed.

Motion by Helen Gardner and seconded by Dennis Doerflinger to approve a \$694.64 claim to Duke Energy and \$1600 to Advanced Electrical. So passed.

Motion by Helen Gardner and seconded by Dennis Doerflinger to approve payment of \$38,401.40 to HNTB. So passed.

Next meeting will be October 26th at 7:00 P.M. at the new city hall.

Meeting adjourned at 10:10 P.M.

PRESIDING OFFICER: _____

ATTEST:

Clerk-Treasurer