

## Redevelopment Commission Regular Meeting

MEETING DATE: July 6, 2023  
LOCATION: Pendleton Town Hall  
100 W. State Street Pendleton, Indiana  
TIME: 7:00 p.m.

### ORDER OF BUSINESS

#### I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 7:02 pm

#### II. ROLL CALL AND DETERMINATION OF QUORUM

Board Members attending in-person were Craig Campbell, Dave Cravens, Steve Denny, Lynn Mellinger, Mike Hanna. A quorum was established.

Others present: Individuals representing the Town in person: Town Manager Scott Reske, Planning and Zoning Administrator Denise McKee, attending virtually: Town Attorney Jeff Graham. Also attending: Park Director Aaron Burris, Park Board President Bryan Williams

#### III. APPROVAL OF MEETING MINUTES – May 2023

**Craig Campbell requested a motion to accept the meeting minutes from the May 2023 meeting as written. Motion was made by Steve Denny; seconded by Lynn Mellinger. Motion was approved by all members present. Motion carried.**

#### IV. OLD BUSINESS

##### A. Aquatic Center Update/Phase 2 – Denise McKee

- Denise McKee summarized Phase 1 and the Market Opportunity Report
- McKee informed that Phase 2 would consist of:
  - Discovery for Priority 1B Model (50 Meter Pool with Separate Diving Well)
  - Detailed Financial Forecast (Pro Forma)
  - Economic Impact Analysis
  - Feasibility Report
  - Reports to provide debt service data with revenue streams/bonding capacities available to Town & Park
  - Project roadmap, including fundraising strategies & opportunities
  - Planning stages/steps for 3-4-5 year out construction
- McKee stated the Town would like to pursue Phase 2 to continue the discovery and make decisions with more detailed information
- Request made for RDC to fund Phase 2 Feasibility Report for \$26,500; Phase 2 would be 10-12 weeks for deliverables

**Craig Campbell requested a motion to approve Phase 2 of the Aquatics Center discovery with funds of \$26,5000 for the Feasibility Report. Motion was made by Dave Cravens; seconded by Steve Denny. Motion was approved by all members present. Motion carried.**

## VI. NEW BUSINESS

### A. Park Property Acquisition – Aaron Burris

Aaron Burris presented:

- The Park recently purchased 38-acre parcel from Dr. Begley's estate, located between the Current Sports Complex and SR 67
- Land Acquisition is the top priority of the current park Master Plan
- This was the last substantial piece of developable real estate with a direct connection to Falls Park
- With a growing population, adding this piece of land to the Park's portfolio was crucial in order to maintain the level of service our community has come to expect
- The Park wants to be the reason people live, play and visit Pendleton; once developed, this land will undoubtedly check all those boxes
- This land will provide the opportunity to expand the trail network to the eastern edge of Pendleton Overlapping Districts
- South Madison Community Foundation holds just over 16 acres boarding this parcel to the south and west; the stated goal of the foundation's land is to provide safe access either via trails or roadways to the park and downtown; we have a great working relationship with the foundation and with their help there is the potential of 55 acres of newly developed parkland with trails
- The land is currently being farmed and will continue to be for the foreseeable future; the park will receive some income from the use of the ground during this time
- The land was purchased for \$760,000; \$500,000 was paid using bond proceeds with the remaining \$260,000 to be paid over the next three years in semi-annual installments
- Moving forward, we will be gathering information and planning on our end, while engaging the public on what they would like to see on this blank canvas
- We will also be working with Indiana DNR in hopes of utilizing a Land and Water grant to help kickstart the development of the land
- Burris requested funding from RDC for the remaining balance of \$260,000, stating that by combining resources into planning, engineering and design earlier can bring a finished product to our community much faster; the development of this property will not only enhance the lives of those living here, but also the businesses that call Pendleton home
- Dave Cravens is open to this idea, but inquired about RDC funds and whether or not there is enough given other improvements along 67; Craig Campbell added that those projects have been taken care of
- Jeff Graham recommended this be handed over to financial advisors at Baker-Tilly to determine feasibility of providing this balance and how it would affect the liquidity of funding other projects
- Bryan Williams added this property has always been a priority since he has been on the Park Board for the past nine years; when the listing expired the Park Board held an Executive Session to talk about the budget, the bonding capacity, what the Board would be comfortable with; two appraisals came back at a little over \$1,000,000; after another Executive Session the Board agreed that was price was not possible, the amount the Board had agreed upon that was do-able for the Park to do on its own was \$760,000; it was unanimously agreed

upon by all Park Board members; the Park can handle the full price, but they are just asking for some assistance from the RDC and the SMCF in order to expedite the process.

- Craig Campbell agreed this is a good fit, and is in favor of Graham's recommendation; the RDC members agreed the financial study is a good idea
- Campbell requested Graham to move forward with the financial analysis with Baker-Tilly

B. 2022 RDC Annual Report – Denise McKee

- Denise McKee presented the report for review; reflective of money in and money out for 2022; once reviewed and approved, needs to be signed by RDC

**Craig Campbell requested motion to accept the Annual Report as presented. Motion made by Lynn Mellinger; seconded by Steve Denny. Motion was approved by all members present. Motion carried.**

VII. ADJOURNMENT

**Craig Campbell requested motion to adjourn the meeting. Motion made by Lynn Mellinger; seconded by Dave Cravens. All members present voted in favor of adjournment.**

Meeting was adjourned by Craig Campbell at 6:49pm.

Next meeting

August 3, 2023, 6:00pm