

Redevelopment Commission

MEETING DATE: October 5, 2023
LOCATION: Pendleton Town Hall
100 W. State Street Pendleton, Indiana
TIME: 6:00 p.m.

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

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

Individuals representing the Town: Town Manager Scott Reske, Attorney Jeff Graham

III. APPROVAL OF MEETING MINUTES – September 2023

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

IV. OLD BUSINESS

A. Park Property Acquisition Request for Funds

Scott Reske informed that this is still tabled due to not receiving the previously requested report from BakerTilly. It was recommended that Reedy Financial be utilized to complete said report.

Craig Campbell requested a motion to authorize Jeff Graham to work with Reedy Financial for the Park Property Acquisition Study. Motion was made by Dave Cravens; seconded by Steve Denny. Motion was approved by all members present. Motion carried.

B. Mill Rd Property

Scott Reske provided the following:

- The Town's offer of \$210,000 was accepted
- Environmental Study is to be completed
- Current plans are to tear down the existing house; however, if log cabin walls are uncovered due to the potential of being a structure of the early mill site, those log walls will be removed and preserved
- Reske does not anticipate any issues with the Environmental Study or the demolition of the house

- Reske stated there are some ancillary expenses and tasks that need to be approved: for the study, demolition, paperwork etc.

Craig Campbell requested a motion to ratify the Town Manager Scott Reske to purchase the land for \$210,000, complete the Environmental Study and demolition of the house (if not of historic nature) for up to \$30,000, and further authorize Reske to complete all documentation necessary to affect the sale. Motion was made by Dave Cravens; seconded by Steve Denny. Motion was approved by all members present. Motion carried.

VI. NEW BUSINESS

A. Solar Park Deed

Jeff Graham provided the following:

- From about 2016, the Solar Park is still titled to Pendleton RDC, and has never been Quit Claimed over to IMPA as agreed upon by the contract
- Just need to authorize the execution of the included Quit Claim Deed, and get recorded in the power agency's name
- The Town will receive some property/real estate taxes in doing so

Craig Campbell requested a motion to authorize the Quit Claim Deed as presented. Motion was made by Dave Cravens; seconded by Steve Denny. Motion was approved by all members present. Motion carried.

Discussion

Scott Reske provided miscellaneous updates

- The Kulkarni 73-acre property will be TIF'd for placement of roads and infrastructure; to be done in phases with development
- Developer Impact Fee related lawsuit

VII. ADJOURNMENT

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

Meeting was adjourned by Craig Campbell at 6:24pm.

Next meeting November 2, 2023, 6:00pm