

HPC / RDC JOINT MEETING

November 12 2019

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The Pendleton Historic Preservation Commission and Redevelopment Commission met on November 12, 2019 at 7:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana.

The meeting was called to order at 7:00pm by HPC President Craig Campbell.

HPC Board Members present were Craig Campbell, George Harris, and Sandi Butler. A quorum was established.

RDC Board Members present were Jessica Bastin, Craig Campbell, Michael Wright, Steve Denny and Bill Hutton. A quorum was established.

Representing the Town were Planning and Zoning Administrator Kayla Hassett, Assistant Planning Director Rachel Christenson, Town Manager Tim McClintick, Town Attorney Alex Intermill and Planning Clerk Kate Edwards.

MINUTES

MINUTES WERE TABLED UNTIL SUBSEQUENT HPC AND SUBSEQUENT RDC MEETINGS.

OLD BUSINESS

A. Main Street Revitalization Program (MSRP) Grant Update

Christenson reported the Town asked for an extension from OCRA on this grant due to the tornado, regarding the Way Finding signs. OCRA has granted the extension until spring.

B. Historic Preservation Fund (HPF) Grant Update

Topic not discussed

C. Historic District Street Sign Toppers

Hassett shared the new design from Hall Signs of Bloomington. The Town would need 66 toppers for the Historic District. She reported this was an initiative that the HPC determined would upgrade the historic appearance and feel of our National Register District. Quote received was \$9.18 per sign and total project would be about \$600. Hassett will confirm that price is for 2-sided signs. Even if quote doubles it remains well below original quote.

D. Local Façade Grant Program

Campbell gave an overview of the existing Revolving Loan Fund program administered by RDC for properties in TIF District and reported that no one has taken advantage of it.

Wright noted that the two page application is not onerous and does not believe that is the basis for no interest.

Bastin asked Denny if he received any input from Jack Wilson of the Pendleton Business Associates. Denny advised he had not spoken with Wilson. Hassett noted that Wilson had been invited but had another commitment.

Butler indicated that the process is not clearly defined. Such as, what is the first and subsequent steps.

Christenson asked for clarification on what the end goal was. Invest in downtown? Invest in any part of the business community in Pendleton? The Revolving Loan application applies to Planned Business, Industrial, downtown business. She asked, as a community, is the Revolving Loan Fund something we still want to offer or do we want to look at doing grants instead, which

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would be from a different funding source. Because of the needed partnership with the bank and then determining if additional funding is needed, and then the RDC can loan up to \$25,000, that is what makes it onerous. She added the issues that Planning sees in the downtown area, someone may not necessarily want to go out and get a loan like that to complete a project. She provided the example of JoAnn Owens wanting to do replacement windows but storm damage insurance only wants to replace the window, when it would be a good time to take the window back to historically accurate. Noting if we had a program offering available grant money to help upgrade from a standard replacement window to a historically accurate window, for example. Like a matching grant. This would be for the downtown businesses and building owners.

Christenson believes that both programs could be beneficial, but suggested the initial focus be on the grant program.

When asked, Intermill advised TIF dollars could not be used for grant funds. Noting the baseline for TIF is it must be for infrastructure on public projects.

There was discussion about Preservation Easements, requiring business or building owners having received grant funds to come to Planning for pre-approval of any changes within that easement area. Christenson added that the MSRP recipients have to work with the State Historic Preservation office to make sure that they approve the changes as well. She explained those are ways to protect the Town's investment.

Christenson stated a possible new source for grant monies from Madison County Food and Beverage. Communities can apply through Madison County Council of Governments (MCCOG) and they make their recommendations on where the Food and Beverage monies get dispersed. All communities are asked to apply. Elwood applied and received \$250,000 and then they developed their program on how they were going to disperse the grant funds. Christenson will make grant application which is due by November 18th. McClintick asked if going this route would be just with the HPC. Intermill said that would be fine if it is the decision to have HPC administer this grant. Christenson noted that it would be helpful to have a letter from HPC accompany the grant application, and also from RDC, as this would be mutually beneficial because downtown is part of the TIF district.

Ring asked if the Revolving Loan Fund was just restricted to business and building owners in the TIF district and the response was yes.

Intermill clarified that the TIF dollars cannot be used for the Revolving Loan. The Revolving Loan for Pendleton is set up to be funded by the sale of bonds. If we have up to a \$500,000 worth of bond proceeds, which have not been issued yet, and they are revenue bonds, which means the electric company takes out the bonds and then will repay those over two years from revenue from the electric proceeds. It is a short term bond.

Hassett noted the loan application states that in most cases the term of the revolving loan will correspond with the term of the private sector loan, but does not say that it has to be. So could someone potentially apply and they were the only applicant and no partnership with the bank, could the RDC consider that loan. Intermill said they could but the procedures would have to be rewritten. He reminded the banks were included because they have the underwriting capability. That piece is not in the law and is not required. Wright suggested that part be hired out and Intermill agreed with that.

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Intermill suggested that the term of the loan be reconsidered by the RDC, noting that money is available these days a low interest rates and for long terms, so the revolving loan term of two years might also be a deterrent.

Before RDC adjourned, Intermill suggested a motion approving Presidents of both Commissions to sign off on a joint letter as part of the application to go for the Food and Beverage grant.

SANDI BUTLER MOTIONED, SECONDED BY GEORGE HARRIS, THE APPROVAL OF HPC PRESIDENT TO SIGN THE HPC-RDC JOINT LETTER, TO BE CREATED BY RACHEL CHRISTENSON, TO BE SUBMITTED WITH THE FOOD AND BEVERAGE GRANT APPLICATION. MOTION CARRIED.

BILL HUTTON MOTIONED, SECONDED BY MICHAEL WRIGHT, THE APPROVAL OF RDC PRESIDENT TO SIGN THE HPC-RDC JOINT LETTER, TO BE CREATED BY RACHEL CHRISTENSON, TO BE SUBMITTED WITH THE FOOD AND BEVERAGE GRANT APPLICATION. MOTION CARRIED.

Hassett provided a hand out of other local façade grant programs and also a hand out on the three different grant options offered by the City of Noblesville. She then played the Aurora video on their Façade Improvement Program created by AIM, Accelerate Indiana Municipalities. Hassett noted Aurora capped their grants at \$5,000 and that was enough to make a difference. Ring noted that he heard it served residential as well as commercial. Aurora population was reported to be about 3,700. Hassett added that Aurora changes the focus each year, weighing applications more heavily if the work is within the focus of that year, such as windows, signage, store fronts, doors, whatever the particular focus for that year is. She added their source of funding is gambling revenue.

RDC adjourned at 7:59pm.

E. Historic District Survey

Hassett met with the leader of the high school group put together by Letty Grey. These kids don't know architecture but are motivated to graduate with honors. The workshop for training will be at the high school followed by a mass survey of all of the volunteers to put the training to use and give everyone a practice round. With holidays to work around at the high school, this probably won't pick up until after Christmas, hit it hard come January and finish up in spring. Even if they just get the survey portion done, the raw survey data, we can stop there. Historic Fall Creek Pendleton Settlement is interested in helping. We can have HPC meetings out surveying ourselves.

Christenson added another benefit to doing the inventory survey, if we put regulations in place on homes that are not currently regulated, it would be mindful of us to look at how we can help the homeowners transition their property. Having that grant program in place for downtown, see what works what doesn't work, and then possibly expand it into the residential area.

Campbell asked Hassett to let the HPC know how they can help. Butler advised she would like to help with the training. Hassett noted it might be worthwhile to invite anyone in the community that is interested in participating.

NEW BUSINESS

- A. **HPC11122019-01 – 124 N Pendleton Ave – Painting previously unpainted masonry
(Staff Approved)**
- B. **HPC11122019-02 – 105 W State St – Projecting sign & sign under awning
(Staff Approved)**

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C. HPC11122019-03 – 207 W State St – 6“ wood composite siding (Staff Approved)

Next meeting is scheduled for December 10, 2019 at 7pm.

Meeting adjourned at 8:25pm

Kate Edwards
Planning Staff, Town of Pendleton