

The Pendleton Redevelopment Commission (RDC) met January 24, 2019 at 6:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 6:00pm. Commission Members present were President Chad Wolfe, Craig Campbell, Steve Denny, Jessica Bastin and Bill Hutton. A quorum was established with four of five voting members present. Representing the Town were Town Manager Tim McClintick, Town Attorney Alex Intermill and Planning Clerk Kate Edwards. Minutes of October 25, 2018 meeting were approved.

## **ELECTION OF OFFICERS**

**MOVED BY JESSICA BASTIN, SECONDED BY CRAIG CAMPBELL, TO NOMINATE CHAD WOLFE AS PRESIDENT. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.**

**MOVED BY STEVE DENNY, SECONDED BY JESSICA BASTIN, TO NOMINATE CRAIG CAMPBELL AS VICE PRESIDENT. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.**

**MOVED BY JESSICA BASTIN, SECONDED BY CRAIG CAMPBELL, TO NOMINATE MICHAEL WRIGHT AS SECRETARY. MOTION CARRIED WITH A VOTE OF FOUR TO ZERO.**

## **MINUTES**

**MOVED BY JESSICA BASTIN, SECONDED BY CRAIG CAMPBELL TO APPROVE MINUTES OF October 25 2018 MEETING. MOTION CARRIED.**

## **OLD BUSINESS**

- **Klipsch Card**
  - McClintick advised the Town has their financing in place and Klipsch Card is about six weeks out from getting their financing all tied together. They are planning on starting in the spring. We have final design accomplished on the road and it will be going to bid.
  - Wolfe asked if there was a local contact for people interested. McClintick advised it would probably be Banning Engineering is the one handling all inquiries about the plans.
  
- **Park 100**
  - Wolfe initiated review that Park 100 is the advanced food manufacturing / research facility still slated for a 40 million all in project.

- We extended the Letter of Intent with more earnest monies, per their request.
- We plan to set a meeting to get some time frames and make sure we keep the lead.
- McClintick advised they have until February 28<sup>th</sup> to respond to the extension they requested.
- Denny asked about their delay. Wolfe explained that nine months of the delay was their negotiation with a property in Texas. Then they came back. McClintick advised that one of their partners has been actively looking at the ground to the west of theirs, which is not in Town, to build a facility.
  
- **Infrastructure Overview**
  - Wolfe asked for an infrastructure overview so the RDC board members will have the knowledge to answer questions from the community when asked.
  - McClintick advised the roundabouts at the interstate ramps, the ped bridge over the interstate, intersection improvements at McDonalds and roundabout at Heritage Way, all of those bids will be going to letting in February. There will be traffic control plans put out once we get closer. We will meet with Tractor Supply and Dodds and the school to coordinate.
  - We are also working with Madison County Council of Governments to get funding to design the connection of the path between Heritage Way and Mill Road.
  - We are working to placement of decorative street lights from Fall Creek along State Street into where they stop at Main and then Broadway out to the viaduct.
  - Regarding utility infrastructure, McClintick believes we have eight electric meter change outs
  - McClintick advised the Town has their financing in place and Klipsch Card is about six weeks out from getting their financing all tied together. They are planning on starting in the spring. We have final design accomplished on the road and it will be going to bid.
  - Wolfe asked if there was a local contact for people interested. McClintick advised that Banning Engineering is the one handling all inquiries about the plans.
  - Regarding Utility infrastructure, McClintick advised we have eight electric meters to change out. Then all electric meters will be the new kind. Water meter change outs will begin this spring. Billing software is up and running.
  - Applying for more community crossing paving funds.
  - We updated our Asset Management Plan to submit to Purdue LTAP.
  - Estimates from E&B on the cost for the roads submitted to the Council a couple of months ago.

- Looking at the space we acquired from Downings to better utilize it to support events.
- Working on identifying stormwater blockage areas, which will help alleviate some drainage issues.
- Wayfinding signs are on order.
- Replacement of street signs.
- The Town Hall façade will be replaced this year with \$50,000 grant monies.

Wolfe shared that since they are the economic development body for the town and he believes that one of the things the RDC could do as a group is find a way to enlist our business groups, such as the PBA and perhaps Main Street, and get feedback. There were certain situations last year that might have been avoidable if we had gone one level deeper into a pulse on our business community. We can lay down that collaborative front. Set up some sub meetings and feedback sessions and try to get us all on the same page with a unified front.

**NEW BUSINESS - none**

The next meeting is scheduled for February 28, 2019.

Meeting adjourned at 6:26pm.

Kate Edwards  
Planning Clerk  
Town of Pendleton