

## Redevelopment Commission

MEETING DATE: March 4, 2021  
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 6:05 pm

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

Board members in attendance were Craig Campbell, Steve Denny, Dave Cravens and Lynn Mellinger. A quorum was established. Individuals representing the Town were Town Manager Scott Reske, Planning Director Rachel Christenson and Shanna Kelly representing Town Attorney Jeff Graham. Also, attending were Edward Wolenty and Lynne Lawyer.

#### III. APPROVAL OF MEETING MINUTES

A motion to accept the minutes from the January 7, 2021 meeting as written was made by Dave Cravens and seconded by Lynn Mellinger. Roll call vote was taken with all voting members present giving approval. The motion was carried.

#### IV. OLD BUSINESS

##### A. Interstate Quadrants Master Plan – Staff Update (Presentation and timeline provided in Google Drive)

Rachel Christenson reported the following update on the Interchange Master Plan:

1. Progress made since the January RDC meeting:
  - a. Planning Staff presented market study and concept plan to the Plan Commission.
  - b. Plan Commission very pleased. Plan Commission did not have any recommended changes.
2. Next Steps in the process include:
  - a. Spoke with Kimley Horn last week and working on final production of the plan.
  - b. Rachel Christenson announced that Kayla Hassett and Scott Reske will take lead on this project going forward as Christenson has accepted new employment.
3. Edward Wolenty and Lynne Lawyer from Decker Lawyer & Maynard in attendance in representing land owners on the north side of State Road 38, land impacted by the Interstate Quadrants Master Plan. Lynn Lawyer shared the following comments:
  - a. Concept plan has not been discussed with clients and per map, road to run through clients' properties.
  - b. A second public meeting was to be scheduled for October 2018, but not held.

- c. Farmers and property owners are concerned with road cut and drainage as well as road will make it difficult to farm.
- d. Cut in road will not leave sufficient room to develop on either side of the road.
- e. Expressed need for the Town of Pendleton to talk to the land owners regarding the proposed plan.
- f. Lawyer asked for details regarding plans north of State Road 38, specifically as to the given space and where the road will be placed. Lawyer added that her client needs enough of a strip to farm and/or enough area to develop, asking if the road can be moved to one side.
- g. The following discussions took place:
  - Craig Campbell asked Town Staff if the plan has been formalized.
  - Rachel Christenson explained that there are two separate projects-
    1. 67<sup>th</sup> Street Extension in which the City of Anderson is driving/leading the project as was awarded funds earmarked for the federal aid project.
    2. Pendleton Corridor in which Phase I has been submitted to INDOT, currently reviewing but still under development.

Christenson encouraged Lynne Lawyer and Edward Wolenty to reach out to the City of Anderson in regards to the 67<sup>th</sup> Street Extension Project as they will be the one to issue date and hold public meetings. Town of Pendleton will follow their lead.

- Lynne Lawyer commented that they understand that the project is under the City of Anderson, but road runs through the Town of Pendleton in which Pendleton should have some say. Lawyer added that the City of Anderson did not host a public meeting in October 2018 as promised, but that Phase I is complete. Rachel Christenson replied that Phase I has just been designed.
- Lynne Lawyer stated that the fourth or fifth plan has been drafted and would like to know the thoughts of the Redevelopment Commission on the project. Lawyer asked the plans for the northside of State Road 38, area designated as Industrial and Commercial Development. Lawyer asked for what was being envisioned by RDC and expressed concerns that road placement may only leave enough land for a small gas station.
- Craig Campbell replied that Kimley Horn has only laid out project suggestions at this time. Campbell stated that the Keystone Development area will be similar to the Saxony Exit, an area special to the Town of Pendleton, reflective and mixture of residential and commercial. Campbell added that timing is key for Pendleton, but will be a mixed-use space.
- Dave Cravens also expressed concern with where the road will go, but nothing has been decided at this time.
- Lynn Lawyer and Edward Wolenty showed the narrow passage of land in which raises concern and asked that the Town of Pendleton look into studies

as area likely too small to accommodate many businesses. Wolenty added that the piece of land is low land along the property line/forest area.

- Rachel Christenson stated that roads will not be built unless development driven.
- Edward Wolenty pointed out area in which he was referencing on the map, showing that the area of concern fell in the yellow zone of the Interstate Quadrants Master Plan, area zoned for residential. Wolenty also stated that he feels that with the road cut and property line creates triangle area, an area too narrow to bring in options as well as with being farm field, the area is low with trees, requiring much earth work.
- Craig Campbell recommended to Edward Wolenty and Lynne Lawyer to attend the next public meeting and ask the City of Anderson not to put a road in that location. Wolenty responded that there was no follow-up public hearing, but the City of Anderson is already in Phase I of the project. Campbell stated that they will need to check with the City of Anderson as the Town of Pendleton is not driving the 67<sup>th</sup> Street Extension Project.
- Rachel Christenson stated that at a local level, the Town of Pendleton does have some say, but as a federally funded project, the town is not lead on the project. Christenson added that RDC and Town Council are however in support of the project and development of the corridor has been in the Comprehensive Plan since early 2000. Christenson also explained that in the Town of Pendleton's project - Interstate Quadrants Master Plan, the road was included for illustration purposes to include the 67<sup>th</sup> Street Extension as idea in the works. Christenson also encouraged Lynne Lawyer and Edward Wolenty to talk with the City of Anderson regarding their timeline and to express concerns.
- Lynne Lawyer stated that they will talk to the City of Anderson Engineering, but also want to know input and thoughts about the Town of Pendleton. Edward Wolenty added that they would like the Town of Pendleton to advocate for its members.
- Rachel Christenson stated that Pendleton is not in charge of the project and that the property owners will need to talk to the City of Anderson.
- Edward Wolenty stated that the City of Anderson would not be the condemning party and that the governing power to condemn the land would be the Town of Pendleton.
- Craig Campbell stated that while plans have been made and drawings down, the focus for this conceptual plan is for the future. Dave Cravens added that the Town of Pendleton has not voted on any of the specifics.
- Lynne Lawyer stated that their clients wish to be given opportunity to give input. Craig Campbell replied that clients are more than welcome to attend any of the meetings to share input. Rachel Christenson added to also follow up with the City of Anderson point of contact, likely the Engineering Department.

- Lynne Lawyer stated that as they hear things, they are trying to be proactive.
- Rachel Christenson stated that the City of Anderson project has been quiet for some time and that the Committee has not met for a few years. Christenson also stated that the Town of Pendleton has agreed to help fund the project in its corridor, but need to look at the City of Anderson first. Christenson added that the Town of Pendleton will continue to serve as an advocate for the Town of Pendleton residents.
- Craig Campbell stated that no steps have been take at this time. Rachel Christenson commented that Phase I plans and utility modification needed to go back to designer.
- Edward Wolenty commented that the land owners seek information.
- Craig Campbell thanked Lynne Lawyer and Edward Wolenty for bringing concerns to the attention of the Redevelopment Commission.

#### B. Revolving Loan Fund Program – Committee Update

Rachel Christenson reported the following updates:

- Craig Campbell and Dave Cravens had volunteered to look into revising and bettering this loan program.
- Steve Denny reported that he and Lynn Mellinger did not attend the Pendleton Business Association meeting to share about the Revolving Loan Fund Program. Denny further explained that they had spoken with Dave Cravens, Rachel Christenson and Scott Reske and all agree that it is not the right time to promote as no funds for the RLF Program. Denny also raised thought that fund may not be necessary as uncertain as to the source of funding.
- Scott Reske advised that funds originally were to come from the Electric Department, but some of these funds were utilized to support projects in the interim until the stormwater fee funding comes available. Reske added that the Town of Pendleton also has two projects underway and best not to borrow funds from the Electric Department until all funding is confirmed:
  - Water Street Project, a Community Crossings Project, in which the Town of Pendleton was awarded funds.
  - Franklin Street Project, a 1.2-million-dollar project which will be delayed if not awarded Community Crossing funds. Grant application recently submitted and currently await word.
- Dave Cravens suggested to wait to move forward with the Revolving Loan Fund Program until the Interstate Quadrants Master Plan was in place and promote both at the same time.
- Craig Campbell asked the RDC members if would be a good idea to go ahead and present to the Pendleton Business Association to see if they saw value in the loan program and suggestions on how to create a user-friendly

program. Dave Cravens replied that they had presented it in the past and no one used, yet PBA feedback may be helpful.

- Scott Reske stated that if RDC offers the Revolving Loan Fund, the members need to be sure to structure in such a way to best suit the Board. Reske added that they would likely use the Town of Pendleton's money for collateral with Town of Pendleton being co-signer with the bank loan. Town of Pendleton will likely place funds with 2-3 local banks which will reduce the rates with the collateral.
- Craig Campbell commented that the Town of Pendleton is receiving funds from Madison County Food and Beverage, approximately \$250,000.00, with a chance of getting more over three years for the Local Façade Grant. Rachel Christenson added that the Local Façade Grant (based on Food & Beverage funds) must be used for the Local Preservation District, however, the Revolving Loan Fund can extend outside of this restricted area. Christenson added that the first round of Food & Beverage Funds is expected to come in March, yet not sure how much to be received at this time.
- Craig Campbell and Dave Cravens will set up a time to meet with the Pendleton Business Association.

## V. NEW BUSINESS

### A. RDC Visioning Discussion

Rachel Christenson reported the following:

- The following items have been provided to each RDC member for review:
  - RDC Handbook which is a great tool to show what can be done.
  - Interstate Quadrants Master Plan which will be a great blue print to reflect what plans the Town of Pendleton wish to see develop in the future. Much has happened in the last couple of years including pandemic, transition in town, Wellness Center and ready to look at what RDC can do to help the community.
  - Survey to get RDC members to think about the future development of Pendleton, offering key questions provided from Scott Reske's contact at Ball State University. Survey questions help see where you are and where you want to be in the future.
- Craig Campbell commented that the RDC members should go over these questions on a regular basis to learn more about Pendleton.
- Rachel Christenson asked each member to write down their thoughts as RDC works on things throughout the coming years. Christenson also encouraged the members to keep asking good questions, think about the top five developments over the past five years and to consider what special efforts can be made to enhance new businesses, current business and tourism.

- Craig Campbell asked the RDC members to complete the survey as best as possible before the next meeting.
- Scott Reske announced that he plans to have the Chief Deputy Clerk come to the next RDC meeting to go over they finances within the TIF District.

#### VI. ADJOURNMENT

Motion to adjourn the meeting was made by Dave Cravens; seconded by Craig Campbell; all members present in favor of motion; motion carried.

Meeting was adjourned at 6:57 p.m.

Next meeting April 1, 2021 at 6:00 pm