

## Redevelopment Commission

MEETING DATE: April 1, 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 6:00 pm

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

Board members in attendance were Craig Campbell, Steve Denny, Dave Cravens, Adam Truman and Lynn Mellinger. A quorum was established. Individuals representing the Town were Town Manager Scott Reske and Shanna Kelly representing Town Attorney Jeff Graham. Also, attending were Edward Wolenty from Decker, Lawyer & Maynard and Ronnie Katz from Katz, Korin & Cunningham.

#### III. OATH OF OFFICE

Shanna Kelly from Graham, Hopper, Farrer and Wilson PC took Oath of Office from new RDC Member Mike Hanna.

#### IV. APPROVAL OF MEETING MINUTES

A motion to accept the minutes from the March 4, 2021 meeting as written was made by Steve Denny 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

Scott Reske reported the following update on the Interchange Quadrant Master Plan:

- Currently working on transition with Project as Rachel Christenson has accepted new employment.
- Plan to coordinate the Interstate Quadrants Master Plan with the Thoroughfare Plan.
  - Seek both to coordinate with the 67<sup>th</sup> Street Extension Project to address drainage and discussions with the City of Anderson Engineer over the 67<sup>th</sup> Street Extension Project.
  - Seek to minimize what to dictate in the plan to retain flexibility and not be constrained.
- Interstate Quadrants Master Plan will go into place as soon as RDC approves the plan.
- Northwest quadrant retail development will be subject to increase in the population of Pendleton so to not harm downtown developments/businesses.

- The following discussions took place:
  - Lynn Mellinger inquired about a few concerns expressed by community members that had been raised at the last RDC meeting. Scott Reske replied that due to Covid-19, public meetings had been put on hold by the City of Anderson and recently received word that the project is still on hold. Mellinger asked if there was anything that the RDC could do to mitigate the portion of the project that is planned to take place in the Pendleton area. Reske stated that the Design Engineer is constrained by requirements of the Federal Highway and not sure when the meetings will resume. Reske added that at this point, Pendleton can only wait as want to avoid working at risk.
  - Mike Hanna pointed out that the map of the Interstate Quadrants Master Plan had a white line around his personal property/lake. Scott Reske replied that the line represents a walking trail that is possibly an error or thoughts for land to become public years in the future versus private.

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

Craig Campbell reported the following updates:

- Craig Campbell had conversation with Julie Schnepf, President of Pendleton Business Association, about getting on the Agenda for the April PBA meeting. Campbell and Dave Cravens plan to attend the meeting. Steve Denny advised of the April PBA meeting date is scheduled at Falls Park Office for April 21, 2021 at 7 pm.

#### C. RDC Visioning Discussion

Craig Campbell asked RDC members if they had a chance to go over the survey. Several members stated that they have reviewed, but need more time to enter answers. Campbell asked RDC members to continue going through the survey and RDC Handbook and will discuss more at the next RDC meeting.

Members of the public, Edward Wolenty and Ronnie Katz introduced themselves and stated that they were attending in observance of the public meeting.

### V. NEW BUSINESS

#### A. Annual Report

Scott Reske presented a copy of the Annual TIF Report and reported the following:

- Craig Campbell will need to sign the annual report.
- Plan to have Baker Tilly come to the May RDC Meeting to give presentation on the complete financial report and allow for more complex discussion.
- Reske went through the Accounting Summary, showing a beginning balance of \$582,673.18.
- Interest gained is low due to I-69 match payout of 20% of total project costs. The Town of Pendleton had to payout 100% of the costs then requested the

reimbursement of 80%. With cash flow balancing action, little funds to gain interest for the time period.

- Annual Report also includes Revenue History Detail for 2018, 2019 and 2020.
- Spreadsheet provided showing Revenue, Payments, Other Expenditures and Totals. Data shows 20-year plan outlook.
- Payments include Pendleton EDA 1, Pendleton Consolidated RDA 1 and Pendleton-Falls Pointe EDA 1. Payments represent outstanding bonds.
- In 2021, cash flow and expenditures are projected to be very tight; 2022 may be looser; 2023 tight again; 2024 funding projections look good. Extensive bonds will not be available for a while.
- Funds allotted to go to:
  - State Road 67 enhancements-
    - INDOT project which allows local communities to add pedestrian crossings, medians, trails and lighting
    - MCCOG agreed to cover 80% while the Town of Pendleton to cover 20% of the costs
    - INDOT has jurisdiction over the project, with MCCOG second and the Town of Pendleton third in hierarchy
    - Potential for some controversial medians, but out of Pendleton's control
  - Falls Park trails and lighting
  - Medians by PHHS-
    - plans/designs 2021; construction slated for 2023
    - Reske shared general scope and layout of the project
- In 2023, will have to rely on cash on hand.
- Bond interest payments will mostly go to the Klipsch Wellness Center.
- EDA 1 bond includes the 4.6-million-dollar bond for the new water treatment plant and 2-million-dollar Annex Road Improvement.
- RDA 1 has no bond currently.
- Pendleton-Falls Pointe EDA 1 includes the Wellness Center and Wellness Center Contract.
- The following discussions took place:
  - Steve Denny commented that the Town of Pendleton does not have much money to be aggressive for a few years, treading for now until

bonds are paid. Scott Reske confirmed by stating that the Town does not have much money until 2024.

- Dave Cravens commented that as the Town of Pendleton moves forward with the Quadrants Master Plan, the town will have more money to support infrastructure, etc. Reske expressed agreement and that the Town needs to continue making plans for the future. Reske also added that although there is a high demand for growth in Pendleton, this revenue has not kicked in as there is always a lag in incoming funds.

**DAVE CRAVENS MOTIONED TO APPROVE THE ANNUAL REPORT AS PRESENTED, SECONDED BY LYNN MELLINGER. ROLL CALL TAKEN AND ALL MEMBERS PRESENT VOTED IN FAVOR OF THE MOTION. MOTION CARRIED.**

- Scott Reske advised that Karen Parkison, Deputy Clerk-Treasurer, will get the Annual Report to Craig Campbell for signing.

#### VI. ADJOURNMENT

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

Meeting was adjourned at 6:38 p.m.

Next meeting May 6, 2021 at 6:00 pm