

The Pendleton Redevelopment Commission (RDC) met May 23, 2019 at 6:00pm at the Pendleton Town Hall, 100 W State Street, Pendleton, Indiana. The meeting was called to order at 6:00pm by Vice-President Craig Campbell. Commission Members present were Michael Wright, Steve Denny, Josh Ring, Craig Campbell, Jessica Bastin and Bill Hutton. A quorum was established with five of five voting members present. Representing the Town were Town Manager Tim McClintick and Town Attorney Alex Intermill.

Others in attendance were Ryan Baker of Yummerful.

The members welcomed Joshua Ring to the Commission.

ELECTION OF PRESIDENT (former President moved out of the Town of Pendleton)

MOVED BY MIKE WRIGHT, SECONDED BY BILL HUTTON, TO NOMINATE JESSICA BASTIN AS PRESIDENT.

MOVED BY STEVE DENNY TO NOMINATE CRAIG CAMPBELL AS PRESIDENT. MOTION WAS NOT SECONDED.

Campbell made one point, and noted it had no reflection on Jessica Bastin being President, but shared his concern about a Town Council Member being an officer of the RDC. He understands it is legal and fine, but in his opinion it places too much power at the top. His hope is that, if Jessica is elected, she can separate herself from Town Council duties and RDC duties and hopefully no conversations will go on between Town Council members and Jessica as the RDC President without the knowledge of the other RDC members or our attendance at those meetings, along with the public.

CAMPBELL CALLED FOR A VOTE OF JESSICA BASTIN AS PRESIDENT OF THE REDEVELOPMENT COMMISSION. A ROLL CALL VOTE WAS TAKEN. MICHAEL WRIGHT, JESSICA BASTIN AND JOSH RING VOTED YAY. STEVE DENNY AND CRAIG CAMPBELL VOTED NAY. MOTION CARRIED WITH A VOTE OF 3 TO 2.

Bastin voiced an appreciation for Campbell's comments and felt they were very good and fair and feedback of that nature is always welcome in the future as well.

Campbell passed the gavel to Bastin to proceed with the meeting.

MINUTES

MOVED BY CRAIG CAMPBELL, SECONDED BY STEVE DENNY, TO APPROVE MINUTES OF FEBRUARY 28 2019 MEETING. RING OBSTAINED. MOTION CARRIED.

OLD BUSINESS

o Community Wellness Center

- o Intermill advised the Community Wellness Center secured their financing roughly a month ago. Once that happened we finalized the terms of the purchase agreement, which has been signed. We are now moving towards the actual closing on the property, which should happen within the next week or two. The development agreement that the RDC and the Council approved months ago really was the nuts and bolts of the agreement. We are close to closing and transferring title over to the Community Wellness Center LLC. The \$1,000,000 town contribution will move over to them at closing. We have that as part of bond proceeds.
- o McClintick shared that Klipsch Card contractor, Lauth, had a problem at corporate level and lost some people. No return calls, so the Town kept building our road because of our timeline commitment. Lauth wanted to undercut everything we had done to put their line in and storm drains. We told them no and told them they would have to find a different route due to their unresponsiveness. The way they are going to run it now makes more sense than how they were originally going to.
- o He went on to advise they were wanting to move dirt on May 20th. It will be wet out there for awhile.
- o They weren't allowed to start construction before the closing on the property. They are excited about moving forward.

o Heritage Way

- o McClintick shared the extension is going along as well as it can right now. Will be done before they need to be. Klipsch Card was to reimburse us for the water line extension, so we will get some money coming back from the original contract on that. Timing it will turn out well to get the main part done by the school administrative office and cold storage, so that can open up when they have to close the other drive at McDonalds for the INDOT project.
- o Wright asked if the INDOT project would completely shut down that entrance into McDonalds and Rickers. McClintick advised it will be off and on at different periods of time because of the intersection improvements there also.
- o INDOT is well aware of when school is closing and that prior to August 6th they must have the Heritage Way intersection done so the buses can get in and out.
- o Denny asked if it was correct that Klipsch Card will be able to sell some of the acreage to other businesses. When advised that was correct, he asked if there were checks and balances to benefit the town. McClintick advised that the checks and balances would fall under our Zoning

Ordinance and our Use Matrix that limits what types of businesses can go in. There is also the control over the design of them by the Plan Commission. Denny stated, for example, if they sell a property to Starbucks, that could hurt the coffee shop here in town. McClintick said that could happen, but there are basically two big out lots and they have had an interest in having medical offices there.

- Campbell asked if Klipsch Card has the freedom to put this off and not start until next summer. Intermill advised it is in the development agreement and they do have a timeline and there is the typical clause, with acts of weather being one. He advised they have been moving forward with ordering equipment and ordering steel. All indications to us is that this building will be up and running as soon as possible. Perfect world, they were shooting for October or November this year.
- McClintick mentioned that the other project that came in was Park 100. They are still plugging away at it, but if another project comes along, the Park 100 First Right of Refusal has expired and that property is really available if something else comes along that we want.
- Campbell asked how the Town's marketing people are doing. McClintick reported that we don't hear a lot out of them. With the Park 100 sort of committing early on and us landing the Wellness Center, the marketable property was really cut way back.
- Regarding the Wellness Center it was asked, with the 25 acres, they go on the tax roll right away with no abatement. McClintick advised that was correct.
- Intermill advised that should Klipsch Card sell the out lots, the new owners could come before the RDC to ask for incentives.
- Campbell suggested that, if the current marketing individuals are not pulling their weight, perhaps we should look at other marketing firms. McClintick said he would pull the contract and take a look at the terms and also suggested we could have them come address the RDC. After some discussion it was the consensus that the current marketing firm has not contributed to any of the current or proposed projects.
- Ring asked what the RDC is responsible for. Intermill advised the RDC is next in line to the Town Council, as far as powers they can exercise. The RDC issues bonds, condemns property, buys and sells property, the Legislature created the RDC to be part of the economic development / redevelopment function. One area is like the land at the business park. Blighted areas and trying to redevelop them. RDCs can often have access to different grant opportunities that the Town Council may or may not have access to. So the primary function is to economic development and redevelopment of the Town. The RDC controls of development of the TIFF district. TIFF dollars fall under RDC, how to use them, how to account for them. McClintick shared the RDC has even more control over Falls Pointe because the RDC actually holds the title to it.

- Wright asked if there was an excel spreadsheet available for the RDC to see. Intermill advised that by June 15th the Clerk Treasurer's office will file the annual report with the State that deals with all of the TIFF money and what was on hand and what we spent money on last year. Intermill also explained, stating this was something new, that the RDC had to invite all of the overlapping taxing authorities for the town, such as the school, the library, the county, the park will get an invitation to come to a regular meeting, which is scheduled for June 27, 2019 to have a presentation of that final report. It is recommended to have that meeting before the June 15th final report deadline, but the legislature didn't think that was necessary. There must be a quorum at that meeting. Intermill will work with Linda Kreigh on the report and get the invitations out to the taxing units and be able to present to them what is going on with the TIFF.
- McClintick advised that if the RDC would like a monthly report, that can be done also. Bastin asked if an update could be added to the regular agenda and McClintick said yes.
- McClintick warned they will be noticing the TIFF dollars going down and down because a lot of it was committed years ago for the INDOT project.
- Ring stated he knew there was a 20 year expiration on TIFF dollars. Intermill advised that the timeframe starts on the day of bond issue, so the timeframe on Klipsch Card has already started. So while we see that balance go down, once they get that thing built and assessed, it will come back up. And hopefully Park 100 will be an even larger investment out there because they have more equipment. After the 20 year expiration, it becomes regular general fund and then the school, library, fire department, township all start getting theirs.
- McClintick said there will be a financial update at the next meeting and then quarterly after that.

Bastin asked the audience member, Ryan Baker, if he had any input. Baker introduced himself and advised that he and his wife purchased Yummerful and reported that it was open for business. He advised he was looking forward to becoming more involved in the community. He shared that they plan to cater and do events. The RDC welcomed him with applause.

NEW BUSINESS - none

The next meeting is scheduled for June 27, 2019.

Meeting adjourned at 6:46 pm.

Kate Edwards
Planning Clerk
Town of Pendleton