

REDEVELOPMENT COMMISSION

MEETING DATE: June 25, 2020

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 Steve Denny at 6:00pm

II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were Steve Denney, Dave Cravens, Adam Truman and Lynn Mellinger. A quorum was established. Individuals representing the Town were Interim Town Manager Rachel Christenson and Ashley Hopper filling in for Town Attorney Jeff Graham. Also in attendance was Ken Remenschneider and Alen Fetahagic from Kimley Horn, Bill Hutton and Rob Sparks.

III. APPROVAL OF MEETING MINUTES

A motion to accept the minutes from the May 28th meeting as written was made by Dave Cravens and seconded by Adam Truman. The motion was carried.

IV. OLD BUSINESS

A. Community Sports and Wellness Center – Construction Update

- Rachel will be meeting with Jenny Morgan to touch base.

- Jenny will be the general manager of the Wellness Center.
- Projected to finish up in September 2020
- Kayla Hassett went on site with Town’s building inspector and was pleased with the progress thus far.

B. Interstate Quadrants Master Plan – Kimley Horn

(a copy of this presentation is located in google drive)

Task	Task Description	Fee	Fee Type
1	Market Analysis	17,500	Lump Sum
2	Meetings and Coordination	8,900	Lump Sum
3	Conceptual Plan	11,300	Lump Sum
4	Schematic Master Plan	20,800	Hourly
Estimated Total (w/o expenses)		\$58,500	

An estimated additional reimbursable expenses budget of approximately \$1,350.00 will be used to cover expenses, printing and reproduction, courier, and other project related expenses.

Kimley-Horn and Associates, Inc.

Hourly Rate Schedule July 1, 2019 through June 30, 2020

Category	Hourly Billing Rate
Support Staff	\$80
Drafter/CADD Technician	\$100
Designer I – Designer II	\$110 - 130
Project Engineer	\$155
Project Manager	\$180
Principal	\$190 - \$220

A motion to move forward in working with Kimley Horn and authorize the new town manager to sign off on accepting the agreement was made by Dave Cravens and seconded by Steve Denny. The motion was carried.

C. Revolving Loan Fund Program – Update

- Craig Campbell and Dave Cravens are still looking into revising and improving this loan program.

D. Contract with GDI – Update

- Ashley Hopper informed the Commission that Jeff Graham is scheduled to have a conference call on June 26th with GDI.

V. NEW BUSINESS

A. No New Business

VI. ADJOURNMENT

Next meeting July 23, 2020

Meeting was adjourned at 6:38p.m.