

## Redevelopment Commission

MEETING DATE: September 2, 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 attending in person were Craig Campbell, Steve Denny and Mike Hanna with Board Member Dan Maddox attending virtually. A quorum was established. Individuals representing the Town were Town Clerk Denise McKee. Also, attending was Edward Wolenty from Decker, Lawyer & Maynard.

#### III. APPROVAL OF MEETING MINUTES

A motion to accept the meeting minutes from the August 5, 2021 meeting as written was made by Steve Denny and seconded by Dan Maddox. Roll call vote was taken with all voting members present giving approval. The motion was carried.

#### IV. OLD BUSINESS

##### A. Interchange Quadrant Master Plan – Staff Update

Craig Campbell reported the following update on the Interchange Quadrant Master Plan:

- Craig Campbell attended the Plan Commission meeting held on September 1, 2021 in which Kimley Horn presented the Interchange Quadrant Master Plan. Campbell added that questions and comments were raised, but Plan Commission did approve the plan and to move to Town Council for final approval.

##### B. RDC Visioning Discussion (Continued)

Craig Campbell reported the following:

- RDC Visioning is an ongoing piece in which RDC members can make suggestions/discussions at any time.
- Understand RDC is strapped for funds currently, but good to keep discussions open for ideas for the future.

The following comments were made:

- Steve Denny commented in regards to the I-69 Interchange Master Plan that he does not feel that the Town of Pendleton is not doing enough to market Pendleton. Denny suggested for RDC to be proactive and look for an organization/company to serve as a Marketing Consultant.
- Craig Campbell stated that Ken Remenschneider from Kimley Horn advised that if the I-69 Interchange Master Plan is approved, marketing is the key. Campbell expressed agreement with Steve Denny on this point and stated that RDC should start conversations with both Kayla Hassett and Scott Reske.

- Dan Maddox expressed agreement with Steve Denny and stated that as the Town grows, the Town and RDC need to be mindful as to how it grows. Maddox also added that the Town of Pendleton needs to select the best opportunities and not the first opportunity, keeping marketing focus on the radar.
- Craig Campbell stated that Scott Reske asked Plan Commission to set a target population number when the Quadrant Master Plan should then kick in, if such plan is approved. Campbell reported that the Plan Commission agreed to recommend 20,000 population size for the amount to trigger development of the land within the Interchange Master Plan. Mike Hanna confirmed this number. Campbell further explained that Scott Reske had advised the Plan Commission to select a population large enough to not harm the downtown businesses once the development in the I-69 Interchange areas begin.
- Craig Campbell shared that the Historic Preservation Commission recently approved three Local Façade Grants in the downtown business, including one application submitted by Dr. Kenneth Lau and two applications by Jon Oliver, all substantial award amounts. Dan Maddox asked if the grant was a matching grant. Campbell confirmed yes. Campbell also stated that he and Dave Cravens spent a lot of time developing the grant application for the HPC Food & Beverage Local Façade Grant and that RDC can use as tool to develop the Revolving Loan Fund Grant. Craig Campbell further confirmed that the Local Façade Grant was for outside façade projects and a 50-50 match.

## V. NEW BUSINESS

### A. Pending Property Purchase - Update

Craig Campbell reported the following:

- Owners sold property on open market and no longer an opportunity for the Town of Pendleton.

The following discussions took place:

- Mike Hanna asked for clarification as to which property. Steve Denny replied that the property is the trailer park on Water Street.
- Craig Campbell stated that the property owner made the decision to take to the open market.
- Steve Denny stated that by State Statute, the Town was required to obtain two appraisals and purchase offer was capped to the average of the two appraisal amounts. Denny further advised that as the Town gave a low offer, the property owner decided to put property on the open market and was sold in two days. Denny recommended that RDC find a way to make it easier to purchase property through RDC versus the Town of Pendleton.
- Jeff Graham advised that RDC is the business arm of the Town of Pendleton and by State Statute has more room to wheel and deal than does Town Council.
- Steve Denny added that if property owner is interested in selling his/her property, RDC should be involved from day one. Denny stated that the Town of Pendleton learned hard lesson and will know better for the next opportunity. Dan Maddox expressed agreement.

## VI. ADJOURNMENT

Motion to adjourn the meeting was made by Steve Denny; seconded by Dan Maddox. All members present voted in favor of adjournment.

Meeting was adjourned by Craig Campbell at 6:14 pm.

Next meeting October 7, 2021 at 6:00 pm