

The Pendleton Redevelopment Commission (RDC) met September 26, 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 President Jessica Bastin. Commission Members present were Jessica Bastin, Steve Denny and Craig Campbell. A quorum was established with three of five voting members present. Representing the Town were Planning and Zoning Administrator Kayla Hassett and Town Attorney Alex Intermill.

Others in attendance were Mike Hanna of 5115 W SR 132 Pendleton, Jack Wilson of 6031 S Red Fox Rd Pendleton and Jessica Smith of 306 S East Street Pendleton.

MINUTES

**MOVED BY CRAIG CAMPBELL, SECONDED BY STEVE DENNY, TO
APPROVE MINUTES OF AUGUST 22 2019 MEETING. MOTION CARRIED.**

OLD BUSINESS : UPDATES

- **73rd Street Extension**
 - Intermill explained to the Commission that the document for consideration tonight was the Memorandum of Understanding that Mr. Reske talked about at the previous meeting. The same information was conveyed to the Town Council. This is the Town agreeing to fund its proportionate share of the next stage of the project which is the study to determine layout, the actual detailed design. He reported that the Town Council approved it and signed the MOU but because this involves TIF funds, the RDC has a role as well. If approved by the RDC we will keep moving forward with the joint project.
 - Bastin gave an overview of the project to Denny.
 - Denny asked why Anderson was interested in doing this. Intermill explained it would divert a lot of traffic from Nestle', NTN and the Flagship area taking some of that heavy truck traffic pressure. Intermill added that the Town of Pendleton would like to think that if that corridor goes in it would open up a lot of that land for additional development along the way.
 - Denny asked whose land is being talked about for this future development. Bastin advised it is all privately owned (Huntzinger) and is in the Town limits up to Old 132.
 - Jack Wilson suggested an option of replacing the 132 bridge. Bastin reported that they did a cost-benefit analysis and the cost of upgrading or replacing that bridge from an engineering perspective was cost prohibitive.
 - Intermill went on to explain the Town's initial position was to go with that option and come across Old 132 down to State Street coming right through our TIF district and a nice link to the Industrial Park, and would also provide another way around for the developments going on allowing access to 69 without coming through downtown. They can still avoid downtown with the corridor on the west side, they would just have to go across 132 and down. Bastin added that is part of the Thoroughfare Plan they are working through. Adding the other benefit is this helps re-align Corporation Drive which is something INDOT is pushing Pendleton to do because the entry is too close to the interchange based on design standards and guidelines.
 - Hassett shared that a large portion of Mr. Huntzinger's land is zoned planned business.
 - Intermill added this fits with Pendleton's Comp Plan. Fox Run is the closest development and this Alternate B was the one farthest away from that development.
 - Denny asked if this would help with the footbridge and Intermill and Bastin both felt it would. Denny also asked if this would promote annexation of any neighborhoods west. Bastin advised that with the changes to the annexation laws, annexations must now be voluntary. Denny said the Town can solicit and Intermill agreed but added it is much more difficult now.

- Campbell noted that if Pendleton does not agree to this, Anderson could move forward anyway and then Pendleton would have no say in the matter. Bastin added, since the Town Council has approved it, they could just find general funds to pay for it and not use TIF dollars. She went on to state that if Pendleton can get a detailed design for the cost, it is a good deal for us. Smith added that from the beginning Pendleton has been in the driver's seat as to where it will come out. Bastin concluded that overall it does fit into the Thoroughfare Plan and the Comprehensive Plan.
- M Hanna asked if there would be a time when the neighboring land owners who are directly affected by this will have an opportunity for discussion. Bastin reported that the Route B is the one they are looking to move forward with. The others are not necessarily on the table. She added there should still be time for public input and Rachel Christenson or Tim McClintick would be open to working with the neighboring individuals. Hanna added his concern was going to be noise, lighting, mounting and security.
- Hassett advised that Mr. Huntzinger's land is currently zoned Planned Business and it is still in very large parcels so she would suggest that those properties would have to go through a subdivision process through the Plan Commission and people within 300 feet would be getting public notice, if that were the case. The properties to the north are all still zones agricultural so they would have to go through the rezone process as well before development occurs.
- Hanna shared he was grateful that the RDC is taking a stance and will be in charge instead of Anderson. Campbell reported that many of the things the RDC has worked on over the past couple years is taking the approach that Fishers is on the way, Indy in on the way and Noblesville and Carmel may be on the way. We may do things that some don't like but we do it to protect Pendleton from what is coming. The more proactive we can be protecting Pendleton right now, the better off we will be in the future, so we can prevent what happened to Fishers.

CRAIG CAMPBELL MOTIONED, SECONDED BY STEVE DENNY, TO ACCEPT THE MOU AS WRITTEN. MOTION CARRIED. THE MOU WAS SIGNED BY JESSICA BASTIN, CRAIG CAMPBELL AND STEVE DENNY.

- **Community Wellness Center**
 - Bastin gave an update reporting that the Wellness Center has started posting pictures on their Facebook page. Bastin and McClintick had a meeting with Jini Morgan, in charge of that facility, and they were excited about seeing the progress. Summer of 2020 is the plan for the Grand Opening.
- **Falls Pointe - GDI**
 - Bastin advised that she would prefer Tim McClintick report to the RDC about the meeting with GDI. She did share that the Town paused its effort with them. The Town is working with Klipsch Card to get the layout of their site worked into marketing materials, but we are not there as yet.

NEW BUSINESS

- **Interstate Quadrants Master Plan**
 - Bastin reported that we had a request from the owner of the Borg Warner Building to meet with Jessica Smith, Tim McClintick and herself. They are interested in working with the Town on a bigger overview master plan of the area around the I-69 interchange. One of the objectives of this master plan effort is to take a high level view of the three or four quadrants of the interchange and look at what is out there as far as infrastructure, available property and what is needed. That would position us to be able to work better with potential businesses coming in, to know costs of extending infrastructure to them,

and to help understand what type of development can fit in and to understand what sort of buffers would be needed. She addressed Mike Hanna and advised this would be another opportunity for him and his neighbors to get involved.

- She stated no action is needed at this time. The Town is talking to a couple of engineers to get some perspective on what that would cost.
- Bastin shared the concept that was presented to the Town was to include the NE, NW and SW quadrants. Bastin also felt it should include the SE quadrant as well, especially the part that we control, for discussion on how to make that quadrant more cohesive. The engineers we spoke with are the kind that specialize in that and they will provide ideas to us. Bastin added that it is important to get the different stakeholders involved; property owners, business owners, RDC, HPC and the number of groups that should be able to engage in that discussion and share their opinions.
- Hassett agreed that it is good that we have the SE quadrant included, partially because we don't own land very far south of Falls Pointe. South of Tractor Supply there is a lot of ag land that is unincorporated and vacant and is owned by an investment company and she could see that having development potential.
- **Historic Preservation Fund**
 - Campbell shared that this was a topic at the HPC meeting earlier this month. The HPC has been trying for some time to come up with a way to further the good work being done by the Main Street Pendleton folks and the renovations. Alex Intermill had mentioned the Revolving Loan Fund that the RDC came up with. So far, no one has applied. So the HPC wanted to talk with the RDC about perhaps using the HPC as a feeder program for this to get the word out to the business owners. The Revolving Loan Fund is TIF money and so it covers a large area, but the folks downtown are included in that.
 - Denny asked about the terms of the loan. Intermill advised the terms of the loan will generally go along with what is going on in the market, but we have the flexibility to drop the interest or make a portion forgivable. This is another bucket of money for building owners to access to hopefully continue revitalization of downtown. The RDC administers the Revolving Loan Fund and thus is the decision maker.
 - Bastin thought it might be a good idea for the application to be reviewed to perhaps update it to make it more user friendly. She was in support of the HPC marketing it and using it and the collaborative effort was exactly what this needed.
 - Campbell reported that Hassett has shown the HPC a video put together by City of Aurora and the benefits they experienced doing just his, sharing their philosophy that activity breeds activity.
 - Intermill agreed that we need to revisit what we have in the Revolving Loan Fund and then incorporate the Historic Preservation Commission component and see if we have more interest in it.
 - When asked, Jack Wilson shared that perhaps some felt the application was too onerous and perhaps it would be beneficial to get together with the business owners for revision. Adding this would be a good way to market it.
 - Wilson noted that 2016 was the Ordinance establishing the Revolving Loan Fund which came from the Town Council specified the Historic Downtown area. He added three months later there was a Resolution establishing the Revolving Loan Fund and thought that might be the RDC component. Intermill advised that the Council delegated the administration of the fund to the RDC. Wilson's asked if the RDC had to authority to broaden the use of the revolving loan fund to the entire TIF district, which was different than stated in the Ordinance. Wilson provided Intermill with a copy of the Ordinance. Bastin suggested that might be something the RDC needs to take a look at while they are holistically revisiting this.
 - Hassett reported that a lot of the Grant programs she has looked at have a scoring spreadsheet and perhaps an applicant downtown business district would get a certain

amount of points for that, allowing use in the downtown district but not restrict it to use in the downtown district.

- In response to Wilson's question, Intermill stated the issue is that the Resolution references that the fund be populated with bonds. The legal gymnastics you go through to access money to put into the fund or electric money or TIF money to fund the payments on the bonds that were issued to get the backing of it. You have to have more than just the historic area, it has to be the entire TIF district because we are incentivizing the economic development of the town.
- Hassett asked what percent forgivable is the loan. Bastin responded that it is up for discussion, but at the discretion of the RDC.
- Denny asked where the \$25,000 cap came from. Campbell advised they started cap discussion at \$200,000, but they didn't have that much. And added they didn't want the revolving loan fund to be the only source of funding the business owners would use. Wilson asked how much money was available. Intermill said up to \$500,000. Bastin clarified they have TIF funds to bond that amount.
- Wilson shared that he liked the idea of HPC marketing it, but he suggested that the fund distribute something to each building owner. He suggested the RDC might want to go back to the downtown plan that they did, which was the precursor to the revitalization program, because in that plan they prioritized the buildings and that could give guidance on who to focus on. Campbell said that was an excellent idea. Bastin asked when that was done and it was reported to be 2015.
- Hassett handed out an information sheet on what other communities are doing so everyone could take a look at their caps.
- Bastin indicated that this can be added to the next RDC agenda to discuss modifications.
- After additional conversation, Hassett shared an example of a State Street business with tornado damage to a second story window that is smaller than the original window. Her thought was that perhaps someone might only need \$5,000 in order to bring that window back to its original size and replace it beyond what insurance would cover, but if the program is too cumbersome, the owner might decide to take the easier route and have the insurance replace the smaller window.
- Intermill shared that type of piece also lends itself to the fact that it shouldn't be an either/or for the revolving loan or the grant program we talked about with the HPC. Seems like Kayla's scenario fits more nicely into the grant option, but that comes back to the Town Council creating a line item, for example \$10,000 to establish the HPC Grant Fund. The cleanest way would be for the Town Council to establish a line item, which is what Aurora did. Giving the HPC a budget.
- Hassett shared that she and Rachel Christenson both spoke with the City Manager of Aurora about their program and its success. It brings in a 50/50 matching grant. What they actually see is 72 percent private investment. They have their grant program capped at a \$5,000. It has been very successful.
- Denny asked how aggressively the Town enforces the Ordinance about the maintenance of business buildings. Hassett advised it is complaint driven. Once a complaint is entered, Planning starts to investigate the potential violation and that is for any property in Town. Intermill shared there are different Ordinances that can approach this, including the Unsightly Premises and also the General.

The next meeting is scheduled for October 24, 2019.

Meeting adjourned at 7:13 pm.

Kate Edwards
Planning Clerk
Town of Pendleton