

## Redevelopment Commission

MEETING DATE: October 22, 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 Craig Campbell at 6:08 pm

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

Board members in attendance were Craig Campbell, Steve Denny, Lynn Mellinger, Adam Truman and Bill Hutton. A quorum was established. Individuals representing the Town were Town Manager Scott Reske and Town Attorney Jeff Graham.

#### III. APPROVAL OF MEETING MINUTES

A motion to accept the minutes from the September 24, 2020 meeting as written was made by Steve Denny and seconded by Adam Truman. Roll call vote was taken with all members giving approval. The motion was carried.

#### IV. OLD BUSINESS

##### A. Community Sports and Wellness Center – Staff Update

Scott Reske reported that the Community Sports and Wellness Center is scheduled to open in December 2020.

The following discussions took place:

- Steve Denny inquired if membership and class details have been established. Scott Reske replied that he is not aware if this information has been finalized as well as if Grand Opening is being

planned, especially due to the pandemic. Reske reported that he expects more information to come available in December.

#### B. Interstate Quadrants Master Plan – Staff Update

Scott Reske reported the following:

- Met with Planning Department Staff and Kimley Horn today to hash out details. Expect to have more internal meetings before presenting to the public.
- Planning Department Staff to discuss some major and minor items, such as placement of retention pond.
- Overall project going very well.
- Interstate Quadrants Master Plan to serve as a vital link to how Pendleton grows and how Pendleton will look like in the future.
- Project presentation towards the end of 2020.

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

Scott Reske reported the following:

- Scott Reske met with Jeff Graham to draft a Resolution to resolve the discrepancy between the Ordinance and the Resolution in regards to the Revolving Loan Fund Program. Reske gave general overview of the “A Resolution of the Pendleton Redevelopment Commission, Clarifying Intended Uses of the Revolving Loan Program.”
- Revolving Loan Fund will provide opportunity for investments in the community and allow business owners in the Historic Downtown Business District to tap into the fund as set forth by the criteria.
- Revolving Loan Fund Program will help preserve, restore and better our downtown businesses overall.

Craig Campbell read the last paragraph of the proposed Resolution as follows:

“For purposes of the Revolving Fund Program, the Redevelopment Commission shall give preference to proposals from businesses contributing to the purposes of the Program and occupying the historic downtown business district structures and reinvesting in the historic restoration and preservation of those structures.”

The following discussions took place:

- Scott Reske provided the following comments:

- RDC needs to determine the maximum loan amount and/or if wish to place limits on the loan as the half-a-million dollars comes from the Electric Department Fund.
- Town of Pendleton is now using funds in the Electric Department to pay for stormwater projects until Stormwater fees are established in 2021.
- \$360,000 project underway for plant growth management and expected to run through Spring 2021. Program to trim back trees damaged from the 2019 tornado as well as from the 2020 drought which caused poor vegetation under the power lines.
- Until stormwater fees are established, the Town of Pendleton can no longer tap into the Electric Department Fund.
- Craig Campbell added the following comments:
  - Rachel Christenson researched the Food & Beverage Revenue Tax funds and was awarded a \$250,000 Local Façade Grant to be spent over three years, funds designed to reinvest in buildings in the Historic District. These funds go to the Historic Preservation Commission and currently setting criteria and how these dollars are to be spent.
  - The Local Façade Grant and the Revolving Loan Fund are two pots of funds and need to coordinate the two in order to not conflict with each other.
- Scott Reske added that these two funds are somewhat different in purpose. RDC Revolving Loan Fund can be used for business interior and not necessarily in preservation of the building, but will help increase the restoration of healthy businesses and restore back to their historic nature. HPC Local Façade Grant through the Food & Beverage Fund can be used for the exterior of the building.
- Scott Reske asked if the RDC wishes to add more criteria to the Revolving Loan Fund. Reske also suggested that the RDC needs to determine if criteria should be specific when awarding funds.
- Adam Truman commented that the Revolving Loan Fund can be used in several different ways, but overall based on the application, addresses look and feel. Truman asked if the loan is free money to borrow, then why low participation. Craig Campbell replied that RDC did not publicize adequately and need to work with Pendleton Business Association and business owners. Campbell added that it is not free money, proposing a match, yet loan can be forgiven if approved by RDC and Town Council.

- Adam Truman stated that as not free money, need to find out if business owners are looking elsewhere to obtain cheaper loans with better rates.
- Scott Reske commented that once the criteria is established, RDC will then go to the banks and use the funds as collateral, creating a less risky loan resulting in lower interest rate as backed by the funds in the Electric Department.
- Adam Truman commented that it may be best to allow both owner-occupied and tenant applicants to encourage more participation. Scott Reske added that RDC can make this determination when setting the criteria for the program.
- Craig Campbell stated that the original plan was to get all RDC members together in a room to figure out the original plan and provide draft to Jeff Graham to hammer out the details.
- Adam Truman suggested to share the program with Pendleton Business Association at their next meeting. Craig Campbell will reach out to Julie Schnepf to learn of their next meeting date. Jeff Graham advised that as long as RDC not listed as an Agenda item and keep under quorum, the RDC members can attend the PBA meeting with requiring public notice. However, should three or more attend, public notice will be required. Steve Denny and Lynn Mellinger volunteered to attend the PBA meeting. Campbell will reach out to Julie Schnepf to provide heads up on attendance as well as send out email to RDC members with date and time. Jeff Graham added that as Bill Hutton is non-voting member, he can likewise attend the PBA meeting without interfering with quorum.

## V. NEW BUSINESS

### A. Rescheduling of November and December meetings (fell on Thanksgiving/Christmas Eve)

- Meetings rescheduled for November 19, 2020 at 6:00 pm and December 10, 2020 at 5:00 pm.
- Public Notice will be provided on the Town Website as well as Times Post and Herald Bulletin.

## VI. ADJOURNMENT

Meeting was adjourned at 6:42 p.m.

Next meeting November 19, 2020 at 6:00 pm