

# Redevelopment Commission

Meeting Date: February 27<sup>th</sup>, 2020  
Location: Pendleton Town Hall, 100 W. State Street Pendleton, Indiana  
Time: 6:00pm

## **Order of Business**

### **I. Call to Order**

Meeting was called to order by Rachel Christenson at 6:00pm

### **II. Oath of Office**

Board Members Adam Truman, Dave Cravens and Lynn Mellinger were sworn in by Town Attorney Jeff Graham.

### **III. Roll Call and Determination of Quorum**

Board members in attendance were Adam Truman, Dave Cravens and Lynn Mellinger. A quorum was established with three of five members present. Individuals representing the Town were Interim Town Manager Rachel Christenson, Town Attorney Jeff Graham and Utility Clerk Etta Moore. Also in attendance was Bill Hutton, Ken Remenschneider, Alen Fetahagic, Joshua Ring and Rob Sparks.

### **IV. Election of Officers**

- A. A brief summary of the commission's role and member responsibilities was given by Rachel Christenson and may be found in your google drive folder.
- B. **President**-Craig Campbell  
Nominated by Adam Truman and seconded by Dave Cravens. No other nominations were made and the motion was carried.
- C. **Vice-President**-Steve Denny  
Nominated by Adam Truman and seconded by Lynn Mellinger. No other nominations were made and the motion was carried.
- D. **Secretary**-Lynn Mellinger  
Nominated by Dave Cravens and seconded by Adam Truman. No other nominations were made and the motion was carried.

## V. Old Business

### A. Construction Update - Community Sports and Wellness Center

Located in Falls Pointe Business Park and is projected to open August 2020. Community Health and Klipsch-Card have partnered together for this project. It will have tennis courts and gymnastics. A total of 14 million has been invested.

Redevelopment authority board was created and has financed intersection reconstruction to include the heritage way south extension.

### B. Interstate Quadrants Master Plan – Kimley Horn

#### I-69 exit 219 Interchange Development Master Plan

- Attract quality development to meet community needs
- Compliment and connect downtown with proposed interchange investments
- Maximize economic development potential
- Capture potential of primary Pendleton gateway
- Establish quality of life amenities including new park land trails

Services would include:

**Market Analysis:** Collect data, determine market development needs, and plan for a variety of uses.

**Local Engagement:** Develop public involvement plan, create town steering committee, and plan a review at Town Council meeting.

**Preliminary Master Plan Development:** Provide/create concept plans for land use including roadway, drainage and utilities. Design master drainage plan for regional detention ponds. Create design standards for signs, trails and landscape. Buffer options for nearby homes. Create amenities such as parks and trails. Prepare probable public infrastructure construction costs opinions.

Rachel suggested when moving forward with plans for the remaining 3 quadrants to keep in mind that the board evolve ideas that will complement the downtown of Pendleton.

Joshua Ring promoted the idea of using this land for a multi-use facility. He included an example such as Sophia Square in Carmel.

Kimley-Horn will set up a meeting with the board to include Craig Campbell and Steve Denney to decide how to move forward.

There was no motion at this time.

### C. Historic Preservation Commission – Revolving Loan Program

A copy of this loan program can be found in your google drive.

Robert Sparks explained that it is a gap funding program.

Rachel stated that there have been no applicants for this loan since it has been implemented. The application process is very cumbersome and overwhelming. She asked the board to think about if they still want this program or want to revise it. She also asked if it should focus on a certain area and still be available to any business owner.

Joshua Ring suggested using funding to benefit the RDC in terms of creating an LLC to acquire lands and market them to developers.

There was no motion at this time.

## **VI. New Business**

### **A. Contract with Corporation for Economic Development**

A copy of this contract can be found in your google drive folder.

This contract was previously with the Town Council but would be with the RDC if the board decides to approve.

Robert Sparks spoke on the fact that the CED is an organization that promotes economic opportunities for the creation of employment and investment, for the purpose of engaging in economic development activity for Madison County, Indiana.

A motion to adopt the contract contingent on the language being updated to reflect that the RDC is the party involved instead of the Town Council and that Craig Campbell would be authorized to sign on the RDC's behalf was made by Lynn Mellinger. It was seconded by Adam Truman. The motion was carried.

### **B. Contract with GDI**

A copy of this contract can be found in your google drive folder.

RDC entered into this contract in 2018 dealing with the area of Falls Pointe Business Park. GDI markets this land through a subcontract with JLL. GDI has not sold any land through their efforts. However, RDC went outside of this contract and worked with Klipsch-Card to land a project and sell land.

A motion was made to authorize Interim Town Manager Rachel Christenson and Town Attorney Jeff Graham to negotiate directly with GDI for a settlement or modification of current contract by Adam Truman. It was seconded by Dave Cravens.

## **VII. Adjournment**

Meeting was adjourned at 7:45pm

Next meeting TBD