

Redevelopment Commission

MEETING DATE: October 6, 2022
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 Dave Cravens, Steve Denny, Dan Maddox and Mike Hanna. A quorum was established. Individuals representing the Town in person: Town Manager Scott Reske. Attending virtually: Town Attorney Jeff Graham.

III. APPROVAL OF MEETING MINUTES

Craig Campbell requested a motion to accept the meeting minutes from the August 2022 meeting as written. Motion was made by Steve Denny; seconded by Dave Cravens. Roll call vote was taken with all voting members present giving approval. The motion carried.

IV. OLD BUSINESS – N/A

V. NEW BUSINESS

A. Mutual Release and Termination of Agreement with GDI Holdings, LLC

Scott Reske summarized the original contract agreement and the deviation from the agreement regarding the donated land of approximately 127 acres for the Community Sports and Wellness Center. GDI is seeking compensation for potential lost wages for that particular land. The amount of \$43,750 is being requested in order for GDI to pay the subcontractor that had been secured for the sale of the land. Attorney Jeff Graham stated the most favorable option is to agree to the payment and move forward.

Craig Campbell requested a motion to approve the Mutual Release and Termination of Agreement to Purchase and Sell Real Estate between the Town of Pendleton and GDI Holdings, Inc. Motion was made by Dave Cravens; seconded by Dan Maddox. Roll call vote was taken with all voting members present giving approval. The motion carried.

B. Community Aquatics Center Study

Scott Reske provided a review of the proposal process, and reiterated the Town received three solid proposals. The proposals were all Build Own Transfer options, which means the Town would essentially own and operate the Aquatics Center after completion of the build. The common theme from all three proposers was the necessity to identify the programming and events that would provide sustainability, and a focus on an indoor competition pool versus an outdoor competition

pool. In August, the Stakeholder Organizations selected The Skillman Corporation by means of an Evaluation and Scoring Matrix. In September the Town received the proposal from Skillman detailing their services. (Document available on Google Drive). Reske recommended moving forward with Phase 1: Market Analysis of the proposal in order to determine market and financial feasibility. This will provide feedback on what the need and interest is in the area, and what programs and events would be needed. Reske stated the goal is for the Aquatics Center to be self-sustainable because the Town would own it. The programs and events identified would then drive the facility design. If Phase 1 is effective in identifying need and sustainability, then Phase 2 could be considered.

There was discussion and questions answered by Reske:

- What is the cost of Phase 1? \$25,500
- Where do these funds come from? TIF Funds
- Are there enough TIF Funds? Yes
- Is it worth the endeavor? Yes. This first phase will gather the data and identify the path to developing an Aquatics Center, which will determine whether or not the Town can do it. This information can either allow the Town to move forward with Phase 2 or end the public debate on the feasibility / necessity of an Aquatics Center.

Craig Campbell requested a motion to approve Phase 1 of The Skillman Corporation's Market Feasibility Services at a cost of \$25,500. Motion was made by Dave Cravens; seconded by Steve Denny. Roll call vote was taken with all voting members present giving approval. The motion carried.

VI. ADJOURNMENT

Craig Campbell motioned to adjourn the meeting. All members present voted in favor of adjournment.

Meeting was adjourned by Craig Campbell at 6:28pm.

Next meeting November 3, 2022 at 6:00 pm