

Minutes

Redevelopment Commission

March 1, 2022

6:00 P.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON TUESDAY, MARCH 1, 2022 AT THE CITY COUNCIL CHAMBERS AT CITY HALL.

Ms. Ennis called the meeting to order at 6:00 P.M. Board members present in person: Ms. Donna Ennis, Mr. Derek Coombs, Mr. John Spencer, and Ms. Shelby York. Also present was Mayor Treva Hodges, Amy Burnette, Commission Legal Counsel, Josh Hillman, Jacobi Toombs & Lanz, Jill Saegesser and Evan Shive with The Wheatley Group, LLC.

Minutes

Mr. John Spencer made a motion to approve the Minutes for the regular meeting held on February 8, 2022 and the Minutes for the Executive Session held on February 8, 2022, seconded by Mr. Coombs. Approved 4-0.

Claims

Ms. Ennis asked if there were any questions related to the claims. Mr. Coombs made a motion to approve the claims, seconded by Mr. Spencer. Approved 4-0.

Public Comment

None.

The Wheatley Group Report

Ms. Jill Saegesser gave an update stating that the City continues to work with a developer to bring a national fast food restaurant and another local restaurant to the City; the potential buyer of the former Chase Bank building is going through due diligence and hopes to have a signed purchase agreement within the next 45-60 days; several developers are constructing single-family homes within Pleasant Ridge, with others interested in purchasing available lots, working with a potential industrial prospect to acquire property, and met with a developer and City officials to revisit potential development along Coomer Way.

Ms. Saegesser stated that the Renaissance II Project will soon be seeking approval from the Sewer Board, as well as support from the City's Plan Commission/Board of Zoning Appeals in March. Depending upon those approvals, construction could begin as early as April of 2022. The construction time will range from 6 – 9 months. Representatives from ARC plan to attend a future Redevelopment Commission meeting to discuss progress, etc.

Ms. Saegesser stated that The Wheatley Group will continue to work with the Clerk/Treasurers office to begin the preparation of the 2021 Annual Report to be uploaded/submitted to the Department of Local Government Finance by April 15, 2022

Ms. Ennis asked if anyone had any questions related to the report. Mr. Spencer asked for an update on the Huck's development. Mr. Hillman answered and stated that the plans have gone to INDOT for review.

Old Business

Façade Improvement Program

Mr. Kent Wingham, owner of the property at 775 Main Street, requested a 3-month extension to complete the work on the property. Mr. Wingham stated that the windows and doors have been delayed, but was assured that they will be done next week. Mr. Wingham stated that he noticed some issues with the roof and will need some assistance in determining how it should be addressed. Mr. Wingham also said that he has updated the look and quality of the awning. Mr. Spencer made a motion to approve a 3-month extension for the façade grant for 775 Main Street, seconded by Mr. Coombs. Approved 4-0.

Depot Street Revitalization Project

Ms. Saegesser stated that the Redevelopment Commission received an official letter of intent from a developer interested in the Depot Street property on Friday, December 3, 2021. The City Council and the Redevelopment Commission held a joint Executive Session on January 26, 2022 to gather information about the proposed project. The Commission is conducting due diligence regarding the proposed project and submitted a counter offer to the developer. Ms. Ennis ask Ms. Saegesser to send out a Doodle Poll to the Council and Redevelopment Commission members in hopes of scheduling an Executive Session to discuss any additional offers.

DCEC Quality Court Project

The updated site plan is still in the process of being updated and the developer intends to close on the adjacent property on or before March 7, 2022. Mr. Hillman stated that the traffic study kicked-off and asked if we could initiate an agreement between the Redevelopment Commission and the River Ridge Development Authority to assist financially with the proposed traffic signal.

Kleinert Property Donation

The survey has been completed on the parcel(s) to be donated to the Redevelopment Commission and the appraisal is being finalized.

Industrial Park Fire Suppression

Amy Burnette stated that we have been working toward a resolution to the issues with the on-going testing of the fire pump that serves the industrial park. An agreement was entered into when the City owned and provided the water service and, while the City does not provide water service, the Redevelopment Commission still owns the land and the pump to provide fire suppression. Ms. Burnette also stated that the existing agreement needs to be refined, that the pump should be evaluated to ensure that it is working properly and, in the future, provisions should be made to bill back the costs and/or transfer the fire suppression responsibilities to those served by the existing pump. Ms. Burnette suggested that the Redevelopment Commission should deal with the issues at the same time and come up with a solution to move forward, potentially in an Executive Session. Mr. Spencer asked if it made sense to hold the Executive Session for this and the Depot Street project at the same time? Ms. Burnette stated that this is not a Council issue, but that the Redevelopment Commission could meet before or after the joint session to discuss.

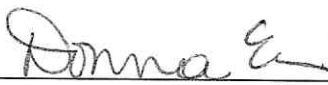
New Business

Discussion

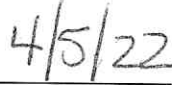
Ms. Ennis asked if there was any additional discussion. There were no items for discussion.

Adjournment

With no further items to discuss, Ms. Ennis asked for a motion to adjourn. Mr. Coombs made a motion to adjourn the meeting, seconded by Mr. Spencer. Approved 4-0.

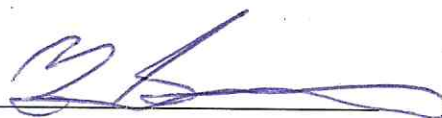


Donna Ennis, President

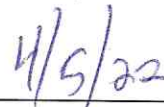


Date

Attest:



BJ Steele, Secretary



Date