

**REDEVELOPMENT COMMISSION AGENDA**  
**JUNE 15, 2011**  
**6:00 PM**

The meeting was called to order by President Niksch at 6:00 PM. The Pledge of Allegiance was recited. A moment of silence was observed for Judy Walters. Roll Call was taken. Members answering the roll call were Philip Kuiper, Jim Langen, Doug Niksch. Absent was Brian Sanders. Also present were Director of Community Development Wilbur Cox, Attorney Greg Sobkowski, Matt Reardon Consultant SEH and Recording Secretary Chris Marbach.

**Introduction of New Member:**

President Niksch introduced Anthony Muscari as the new member of the Redevelopment Commission. Attorney Sobkowski stated that Mr. Muscari has to be sworn in.

**Approval of Minutes:**

President Niksch asked for a motion to approve the April 20, 2011 meeting minutes. Mr. Kuiper moved to approve. Seconded by Mr. Langen. Voting was **all in favor**.

**Discussion: Future Annexation**

**1. Approve the resolution for the Redevelopment Zone.** Attorney Sobkowski explained what the resolution does and what changes were made to the resolution. Attorney Sobkowski explained that when this resolution is approved, the next step would be to forward to the Plan Commission and there is an order which the Plan Commission will hopefully adopt at their next meeting and make sure that the resolution is consistent with the Comprehensive Plan. Once the Plan Commission takes that action, the Town Council will have a Resolution to adopt approving this Declaratory Resolution and after that the Economic Impact statement would need to be prepared and be sent to the overlapping taxing districts and a notice of public hearing will be published and the Redevelopment Commission will adopt a confirmatory resolution and that resolution would also have to be approved by the Town Council. Mr. Langen asked what the timeline would be for all this. Attorney Sobkowski answered that they would be looking at the end of July for the Council and a possible public hearing for the Redevelopment Commission at the August meeting to adopt the Confirmatory Resolution and have the Council take final action in September. There was a question regarding the TIF district. Mr. Reardon stated that there was a tax impact study done and it would be updated to reflect the previous tax year, but there is no tax impact right now. Mr. Reardon explained that after the Council takes action of this resolution, it would have to be recorded in the Auditor's office and Recorder's office. Mr. Kuiper moved to adopt Resolution No. 2011-01. Seconded by Mr. Langen. Voting was **all in favor**.

Mr. Niksch explained that there was an Annexation Committee meeting yesterday and one of the things that were discussed were pocket annexations. He wanted to know

where the town stands on this. Attorney Sobkowski stated that the Town's Financial Consultant Greg Guirretaz was waiting for some legislation regarding annexation and that he wanted to come up and have a meeting with Wilbur and himself before they moved forward with the pocket annexations. Mr. Nicksch asked Mr. Cox to explain the 1/8 scenario. Mr. Cox stated that 1/8 of the aggregate boundary of the area that they want to annex must be contiguous with Town. Mr. Kuiper wanted to know if easements fall into this. Mr. Cox stated that they did not and anything less than 150 ft. wide does not. Mr. Nicksch stated that the Annexation Committee discussed going south to include the well fields and Wastewater and Water Plants and making Belshaw Road a truck route.

Mr. Langen moved to adjourn at 6:30 PM

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Doug Nicksch, Chairman

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Philip Kuiper, Secretary

Note: The above-proposed minutes are submitted for review and approval as the official minutes by the Redevelopment Commission.

Christine Marbach – Recording Secretary