

**REDEVELOPMENT COMMISSION MEETING**  
**APRIL 18, 2012**  
**6:00 PM**

The meeting was called to order by President Niksch at 6:00 PM. The Pledge of Allegiance was recited. Roll Call was taken. Members answering the roll call were Doug Niksch, Craig Earley, Tony Muscari, Phil Kuiper and Jim Langen. Also present were Attorney Greg Sobkowski, Recording Secretary Chris Marbach. Also present were 4 citizens and 1 media.

**Approval of Minutes:**

Mr. Kuiper made a motion to approve the March 21, 2012 meeting minutes, seconded by Mr. Muscari and carried by voice vote.

President Niksch stated he had gotten an update on the Medical Center is on schedule.

**Old Business:**

**1. Business Improvement District.** President Niksch explained this was discussed at last month's meeting after discussing the concerns of the business owners in the downtown area and this was the recommendation made at this meeting. Attorney Sobkowski explained there is a specific procedure by statute that's followed to create a Business Improvement District, stated he would compare it to a homeowners association. The Business Improvement District is created by ordinance, so it does require town action to create the district itself, and then the property owners within the district need to consent or agree to the creation of the district. Once the district is established, there's a board set up and that board would determine what maintenance or improvement issues the district wants to address and then the funding for those issues could either come just from the participating property owners or the town could participate and dedicate a certain amount of funds with the balance coming from the property owners. He stated that he could get the commission a summary or a copy of the statute. Mr. Kuiper asked if there was a way to get a copy from another community that has a business improvement district. Attorney Sobkowski stated there were several surrounding communities who have this district and is sure he could come up with the ordinance that creates this district. Mr. Kuiper stated he could get staff to get information from other communities who have a business improvement district. Attorney Sobkowski stated the main purpose for this district is to take care of maintenance and improvement issues.

**2. Parking Issues.** President Niksch explained this was also discussed at the last meeting and this issue does not fall into the Business Improvement District. Mr. Earley explained many years ago the town had parking meters and had a meter maid. The meters were removed because they were old and needed a lot of repair and the merchants complained that it affected their businesses. The town then came up with tenant parking permits. Then the tenants went back to parking on Rt. 2. He spoke to the Police Chief to enforce the two-hour parking limit. The only solution would be for the merchant to call the Police Dept if they see a tenant's car parked for more than two hours and maybe if

these tenants get ticketed enough, they will stop parking there. A discussion followed regarding identifying property owners and repealing the tenant-parking fee. Dawn Meadows, owner of Lowell Carpets stated there is also a problem with skateboarders on the sidewalk. She has called the Police but they have never come to speak to the skateboarders. She suggested a text message or e-mail program to report violations to the Police and also put signs up restricting skateboards on the sidewalk. Mr. Earley stated he would talk to the Chief of Police about these suggestions. Mr. Kuiper made a motion to table this until the next meeting, seconded by Mr. Earley and carried by voice vote.

**New Business:**

**1. Greg Shook – Apple Valley Utility Company.** President Niksch stated he spoke to Greg Shook who had a meeting with Apply Valley Utility Co and is waiting for information from them. He further stated there was a lot of conversation regarding the town water supply and is there a possibility that the town will annex out to I-65. If that ever is to happen, they have to know what’s going on with that utility group, like what is their capacity, where are their wells, do they have an area for new wells and how do they plan on handling new customers. He stated the reason he wants this information is because he has been asked by potential business how much water, land, and power the town would have to give them. If they are going to grow in terms of business, they have to know more about the utility company out there. Mr. Langen stated he was at that meeting and the only thing Mr. Shook asked for was public record and he has handed out packets of information he has collected from Apple Valley Utility Co. He further stated he was also involved in another meeting with a potential suitor and water capacity was an issue. Mr. Kuiper stated he did not know what they were asking, because he did not know there was a water capacity problem and as a matter of fact it is better than ever right now, Rieter used one of the town’s wells and Rieter is gone now and there is not a shortage. President Niksch stated there is not a shortage currently, but if they are to expand and if they are to grow then there can very possibly be a shortage. He further stated that if a company comes into town and says they want to build a half a million square foot facility with two hundred employees does the town have the water. Mr. Earley stated Apple Valley is providing water all the way to I-55 and if the town does annex to I-65, Apple Valley will still provide water to that area. President Niksch asked that everyone review the information they were given for discussion at the next meeting.

**2. Ordinance related issues for potential development areas – light industrial.** President Niksch explained this was another issue of planning ahead, proceeding with the eighty acres and areas south of town. He suggested the commission come up with some recommendation to send to the Plan Commission to do an ordinance for light industrial.

**Other Business:**

President Niksch stated Mr. Reardon suggested in the annexation process, they should look to expand the economical development zone by expanding the town boundaries.

Mr. Kuiper stated since he has been asked about new businesses in town, he wanted to take this opportunity to explain that the Medical Center is moving along quite well, there will be a Family Dollar at the car wash on Commercial Ave. next to DeMotte State Bank

and CVS is also planning on coming into town and would like to be at the intersection where McDonalds, KFC and Speedway are. The Town has pursued grant money for curbs and sidewalks with Greg Shook working to get these grants and now the State is working on the curbs and sidewalks as well as paving along Rt. 2.

Melanie Csepiga, The Times stated she covered the story of when the town first learned that Apple Valley Utilities had expanded its district and at the time John Kopack was the attorney and he stated that this would foil the town's efforts to annex because they were in the way and the town would not be able to annex without their consent. Mr. Langen stated the owner is willing to sell to the Town of Lowell rather than another private owner.

**Adjournment:**

Mr. Kuiper made a motion to adjourn at 7:00 P.M.

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Doug Niksch, 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