

**REDEVELOPMENT COMMISSION MEETING
JANUARY 28, 2016**

Christopher Salatas called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters took the roll. Members present were Mike Gruszka, Will Farrellbegg, LeAnn Angerman, and Christopher Salatas. Edgar Corns was not in attendance. Also present was Building Administrator Carl Ferro, and two interested citizens.

ELECTION OF OFFICERS

2016 Election of Officers - Mr. Farrellbegg made a motion to nominate Leann Angerman for President, seconded by Mr. Gruszka and carried by roll call vote with four ayes. Mr. Gruszka made a motion to nominate Will Farrellbegg as Vice-President, seconded by Mr. Salatas and carried by roll call vote with four ayes. Mr. Salatas made a motion to nominate Mike Gruszka as Secretary, seconded by Mr. Farrellbegg and carried by roll call vote with four ayes.

APPROVAL OF MINUTES

October 22, 2015 – Mr. Farrellbegg made a motion to approve the October 22, 2015 regular meeting minutes, seconded by Mr. Salatas and carried with four ayes.

NEW BUSINESS

Set date and time for Redevelopment Commission meetings - Mr. Farrellbegg asked if the Commission would like to change it from a Thursday to a Monday. Mr. Salatas stated he believed that was the idea, to change it to a Monday prior to a Council meeting. Mr. Salatas made a motion to change the meeting to the fourth Monday of every month at 6:00 PM, seconded by Mr. Farrellbegg and carried by roll call vote with four ayes.

2016 Goals - Mrs. Angerman stated as a previous member of the Redevelopment Commission, to bring the members up to speed on what had been discussed last year, they had spent the bulk of the last year talking about the facade rebate program. She stated they had set aside \$30,000 for the program, which allows a maximum of \$10,000 per business, and although there was talk of interest in the program, we have had no formal applications completed, so the money was not spent last year. For the 2016 budget, we have \$30,000 set aside for the program. Mrs. Angerman stated after speaking to Clerk-Treasurer Walters, if we do nothing with the money, it simply remains in the Redevelopment Fund. Clerk-Treasurer Walters stated if you want to appropriate it to spend it in 2016 you will have to do an additional appropriation, if you do not want to it will become part of your cash balance to appropriate in 2017. Mr. Farrellbegg asked if any money would be added to the facade program. Mrs. Angerman stated that is up to us to decide. One of the details that was heavily discussed last year was how often we review the applications. Discussion followed regarding how often the applications should be reviewed.

Mr. Farrellbegg suggested splitting the money in half and reviewing the applications every six months. Mrs. Angerman stated even if we have five applicants, we do not have to give each applicant the full \$10,000. She stated it can be split at the discretion of the Redevelopment Commission. Mr. Gruszka asked what the money could be used for. Mr. Salatas stated in the application all eligible uses are listed. Mr. Farrellbegg stated it is mainly projects that have to do with the front of the building. Mr. Gruszka stated the majority of the people he has spoken with are needing to first address the inside of the buildings because they are in such bad shape. He asked if there was anything in place to help them with that. Mrs. Angerman stated not with this program. Discussion followed. Mr. Farrellbegg made a motion that the applications be reviewed bi-annually, seconded by Mr. Salatas. Mr. Salatas asked to

amend the motion to state specific dates for review and suggested one time in the spring and one time in the fall. Mr. Farrellbegg amended his motion to state that the applications be reviewed on April 1st and October 1st of each year, seconded by Mr. Salatas and carried by roll call vote with four ayes.

Mr. Salatas stated Clerk-Treasurer Walters has given each of you a copy of the Comprehensive Plan for the downtown area that was done by Ball State. One of the goals in this plan was to make the downtown area more pedestrian friendly. He stated he would like to revisit these goals once everyone has a chance to review them because there are some good ideas in here as to how to clean up the downtown area, which should be a goal for 2016.

Mrs. Angerman asked if anything needed to be acted on regarding the budget. Clerk-Treasurer Walters stated she wanted to let the Redevelopment Commission see that there is a budget in the Redevelopment Fund from the TIF funds. She explained the difference between the two TIF funds and where the money comes from. Mr. Salatas stated he believed the professional services last year largely covered Matt Reardon, and that those funds could possibly be reallocated if a new Town Manager is hired. Mr. Salatas stated he believed a new Town Manager would be able to take care of most of the things that Mr. Reardon did, saving money in the professional fees.

PUBLIC COMMENT

Charles Swiercz, 313 E. Commercial Ave., stated he would like to inquire about the facade rebate program since it would apply to him and his project. He asked if there would be applications taken or approvals given bi-annually. Mrs. Angerman stated both. They would be due April 1st and October 1st, and then at the following meeting we would look at them and give approvals. Mr. Swiercz stated the only concern he had with doing it bi-annually was that with the amount of work that he needs to do on his building, he would more than qualify for the full \$10,000, but if there were so many other applicants at the same time, he would be disappointed if he was chosen to only receive \$2,000. He suggested maybe doing the applications quarterly, or monthly as it was stated in the original application, which would help with considering applicants with the amount that is allocated. Mrs. Angerman thanked him for his comments and stated they would be taken in to consideration.

ADJOURNMENT

With no further questions or comments, Mr. Salatas made a motion to adjourn the meeting at 6:26 PM, seconded by Mr. Gruszka and carried with four ayes.

LeAnn Angerman, President

Mike Gruszka, Secretary