

MINUTES OF SPECIAL MEETING OF THE ELWOOD REDEVELOPMENT COMMISSION

May 16, 2018

- I. The meeting was called to order by President Austin at 5:33 p.m.
- II. Commissioners present were President, Thomas Austin; Jerry Dunnichay; Merrill Taylor; and Tim Roby. Advisor Bob Savage was present Commissioner Kyle Noone arrives at 5:45 p.m. Also attending were, ERC Attorneys, Michael E. Farrer and Jeffrey K. Graham; Elwood Planning Director/Special Projects Advisor, Bill Savage; City Consultant Alan Moore.
- III. The President determined that a quorum was present.
- IV. Upon Motion duly made by Tim Roby and seconded by Merrill Taylor, the minutes of the April 18,2018, were approved.

V. APPROVAL OF CLAIMS

Upon Motion by Jerry Dunnichay, duly made and seconded by Tim Roby, the following claims were approved:

Total Claims Approved \$54,110.28

VI. OLD BUSINESS

- A. Heaven Sent/REO properly. Attorney Fairer and Mayor Jones renegotiated with the adjoining owner, Heaven Sent who agreed to pay \$3,000.00 of the costs of tearing the property down and we will use City Employees, etc. to get the property tom down. Heaven Sent further agrees that the property stay in the City and the other 2 properties - 1 a business which is taxable at 3% die other which is a residence will come into the City. The new agreement states that this is the only change in the Agreement that was approved at the April 18 meeting. The properties will be voluntarily annexed and then the property demolished. Motion made by Merrill Taylor and seconded by Jerry Dunnichay. Motion passed.
- B. Hoosier Sign Guy. Mayor Jones sent rendering of sign to put in front of the City Building. Mayor Jones noted that the verbage on the rendering will be changed to City of Elwood. Sign Cost \$35,813.42, concrete footers with steel pole \$1,850.00, block/brick work \$1,200.00 for a total of \$38,863.42. Mayor asked that this be approved by the Commission. Motion made by Kyle Noone and seconded by Merrill Taylor. Motion passed.

**MINUTES OF SPECIAL MEETING
OF THE ELWOOD REDEVELOPMENT COMMISSION**

May 16, 2018
Page Two

- C. Elwood Community Garden Vision 607- 609 S. Anderson Street Jeff Poe with ECDC and Lisa Arbuckle, Neighbors Helping Neighbors-Manager of garden. First plants to start with flowers and watermelon and cucumbers (specifically for Morrisett Center). There are 12 plots at this time, 4 for Morrisett Center and 8 for citizens use. A white fence is to be put around garden, the back of the lot is a set aside for parking while tending the garden plots, thee will be a shed to hold equipment Madison County Foundation has awarded \$5,000 towards this project Motion made by Merrill Taylor and seconded by Jerry Dunnichay. Motion passed.

- D. Discussion on T1F disbursement Bob Savage School Board appointed ERC Advisor. Sharing of funding with the School and other taxing units. The ERC can pay up to 15% for educational or worker training programs.

- E. Mr. Blount from Davis Homes addressed the meeting regarding Dickey Nursing Home Properties N. 9th Street-12 lots. Investigating how to best serve the City of Elwood. All notices have been completed. No offers. William Savage addressed the Commission regarding offering the lots. Davis Homes will build 12 homes on 12 lots. Davis Homes would like to purchase this property from the ERC. Mr. Blount - Davis Homes to provide plans for this real estate in writing. Wants City of provide the sanitary laterals. Identity the terms for the sell of the lots in June. Davis Homes will build a spec home. No action to be taking at this time.

VII. NEW BUSINESS

- A. Presentation from Recycling Center. Dennis Green, Jim Waters, John Wright The City Council's Recycling Commission is requesting that the ERC provide the Recycling Center with funds to purchase a pole bam to stock pile recycling. No action taken.

- B. Doc O'Neal addressed the Commission regarding the Elwood Golf Links. Discussion of the Council's financial position.

Request for Executive Session regarding the old nine holes at die golf course.

**MINUTES OF SPECIAL MEETING
OF THE ELWOOD REDEVELOPMENT COMMISSION**

May 16, 2018
Page Three

- C. Mayor Jones addressed the Commission regarding alleys on Main and Anderson Streets that are paved. Consider \$150,000 for doing the alleys for economic revitalization in these areas. Matt Rudig addressed the Commission regarding the repaving of these alleys. Rudig stressed that deterioration of the identified alleys jeopardizes the City's existing infrastructure regarding fiber optic lines. Motion to approve \$150,000 for alley work outlined herein; Motion made by Tim Roby and seconded by Jerry Dunnichay as Commission determined repaving and repair of the alleys would benefit the City's economic development areas. Motion passed.

- D. Mayor Jones addressed the Commission regarding the purchase of 2 new pieces of equipment for Mary Beth Dunnichay Aquatic Center Splash Pads. Asking the Commissioner's to entertain the purchase of 2 triple buckets \$5,975 each with shipping of \$875.00. Elwood maintenance will install. Motion made by Kyle Noone and seconded by Merrill Taylor. Motion passed.

- E. William Savage addressed the Commission regarding 417 N. 8th Street. Mr. Savage requested authorization of a term sheet for \$500 plus closing costs to be noticed to abutting land owners. Motion made by Merrill Taylor and seconded by Kyle Noone. Motion passed.

- F. James Griffin addressed the Commission regarding the status of his rehabilitating the building at 110 S. Anderson Street . No action taken.

- G. Budgeting Procedures were discussed by the Commission.

VIII. MISCELLANEOUS

There will be a Special Meeting of the ERC on June 6, 2018, at 5:30 p.m. at the Municipal Building.

The next ERC regular meeting will be June 20, 2018 at 5:30 p.m. at the Municipal Building.

IX. ADJOURNMENT

After opening the floor for general comments and there being none, upon Motion by Merrill Taylor and seconded by Tim Roby, the meeting was unanimously adjourned at 8:06 p.m.