

## **MINUTES OF THE REGULAR MEETING OF THE ELWOOD REDEVELOPMENT COMMISSION**

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August 20, 2025

- I.** The meeting was held in person and was called to order by President Thomas Austin at 4:05 p.m.
- II.** Commissioners present in person were Bob Savage, Tim Roby, Kyle Noone, Jackie Lane, Jerry Dunnichay and President Tom Austin. Consultant, Bill Savage was present along with City Attorney, Jeff Graham.
- III.** It was determined that a quorum was present.
- IV. APPROVAL OF MINUTES**

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Upon duly made motion and second, the May 21, 2025 Minutes (as amended) and the July 16, 2025 Minutes were unanimously approved.

### **V. APPROVAL OF CLAIMS**

The sub-total and total lines of the claims as presented on the agenda are correct in the total amount of \$79,143.77.

There was discussion regarding the Taft Law invoice which references the Sports Complex. Attorney Graham advised that Resolution 2025-02-02 made on behalf of this project gave Card & Associates broad authority to higher agents and effectuate completion of the project. Therefore, any claim filed on behalf of this project is permitted to be paid with TIF funds.

Upon duly made motion and second, claims in the amount of \$79,143.77 were unanimously approved by the Commission.

### **VI. OLD BUSINESS**

- A.** Jamie Jetty – Swimming Pool access door. Mr. Jetty explained the construction of the roll-up steel door which would be made of the same material as the facility to conceal the presence of the door. This would protect the foyer from weather, and to further protect the items in storage. Delivery of the door takes approximately 3-4 weeks and once it is delivered, installation could begin. Estimated amount is \$5,700.00. Upon duly made motion and second, the roll-up steel door for the swimming facility was unanimously approved.

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- B. Elwood Sports Complex – Proposed Project Scoping Agreement – Card & Associates representatives were there to answer any questions on the proposed scoping agreement. Brian Reichart has worked with engineers and City officials on what this project might look like. After seeing the proposal, a purchase agreement was drafted, which is not yet complete. This Agreement will allow them to work with community partners to scope, design and understand the cost to make this commitment. After that, they will know approximately how much it will cost for the project. This phase should take approximately 180 days, at which time they will come back to update this Commission. The first 50 days would be project site planning phase. The second phase is the programming phase (approximately 30 days). The third phase is the schematic design phase (approximately 45 days). During the process they would report back to this Commission with updates. Attorney Graham advised that any financing document requires Council approval. There was discussion regarding possible scheduling of a Joint Executive Session with the Common Council and the ERC. Upon further discussion regarding the option agreement, Attorney Graham advised that the ERC would be purchasing the option to purchase the property for this project at a later date, at a cost of \$10,000.00. He also strongly recommended the Commission authorizing their agents, Alan Moore, himself and Taft, to approve the transaction using an “up to” amount. Upon duly made motion, second, and unanimous approval, the Project Scoping Agreement and Option Agreement on the real estate purchase was tabled for the September meeting.
- C. Callahan Park – Restroom Project – Joey Martin believes that they are ready to proceed with the project at an amount not to exceed \$150,000.00. Mr. Martin recommends Derrick Lechien, Renovation Collective out of Noblesville for this project. Mr. Lechien is completing the paperwork for this Commission and has requested a timeline for this project. There are also questions regarding general locating of utilities. The brick will likely be impossible to find a perfect match due to its age. They are looking at design options. President Austin asked the status of the Lean-To. The Lean-To is more of an extension to the pole-barn rather than a lean-to, which they are ready to move forward with. Attorney Graham advised that since the amount is under \$150,000.00 they may proceed without the RFP process. Upon duly made motion and second, it was unanimously approved to proceed with the project.
- D. 1145 North Anderson Street – One bid was submitted on this property from Dennis E. Robinson and Letha J. Robinson for \$84,200.00. The advertised amount was \$85,020.00. The offering sheet was prepared for preference to be given for business use and with a time frame to be determined by the ERC. Robinson’s plan is to make a garage out of the building. Due to it not being a full-offer bid, the Commission has to wait until the next meeting to see if other bids come in and whether to accept this offer. Mr. Robinson has proposed that the garage door will face the north. Attorney Graham recommended to accept the bid and for Mr. Savage to negotiate directly with the bidder and take other necessary action to continue to market the property to other potential purchasers for the property to be used for a business as was indicated on the offering

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sheet. Upon duly made motion and second, Robinson's bid in the amount of \$84,200.00 was unanimously approved and accepted, pending no other interest in the next 30 days.

- E. Dr. Troy Friedersdorf submitted an invoice in the amount of \$335,000.00. President Austin asked for further clarification of the Elwood Adult Education Program funding and asked if the Commission would be comfortable in adding an additional amount to the invoice of the ECSC for funding of the Elwood Adult Education. The Elwood Adult Education Career Center is in need of \$11,800.00 for beginning funding. Upon duly made motion and second, the Commission unanimously approved the request of Dr. Friedersdorf for the Elwood School Corporation regarding the Adult Education Program funding. Upon duly made motion and second, the Commission unanimously agreed to approve the additional funding for the Adult Education Program.

**VII. NEW BUSINESS – NONE**

**VIII. GENERAL COMMENTS – NONE**

**IX: ADJOURNMENT**

Upon duly made motion, second, and unanimous approval, the meeting adjourned at approximately 7:00 p.m.

The next meeting will be held on September 17, 2025, at 5:30 p.m.