

McCordsville



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Redevelopment Commission Meeting Minutes Tuesday March 7, 2023

Call to Order: Alex Jordan

Roll Call: Niki Jones

Present: Alex Jordan, Shelley Haney, Donetta Gee-Weiler, Ruth Hess, Brian Hurley, Shannon Walls

Absent: Larry Longman

Also present: Tim Gropp, Ryan Crum, Attorney Gregg Morelock, Randy Sorrell, Mitchell Kirk

Approval of February 2023 Meeting Minutes

Ms. Haney motioned to approve the February meeting minutes with the correction of "20230 Project Review" to be changed to "2023 Project Review". Mr. Hurley seconded and passed 4/0.

RDC February Financial Report

Mr. Gropp gave highlights of the Financial Report. The Hangar purchase was completed in January and the funds will replenish in June.

The \$15,000 in the HRH Bond was put in the allocation fund. The HRH Bond payment is now showing positive cash flow and is caught up.

The CDIT dollars are higher than normal because of the additional new projects underway.

Invoices:

The Rebar invoices for the 600 W properties are for the land acquisition carrying costs and are scheduled for demo next month.

The Veridus invoice is for the monthly payment for design management and construction oversight.

The Air Co asbestos removal for 7611 (daycare property) and the hanger properties are final and ready for demo.

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Ms. Gee-Weiler motioned to approve the claims as presented. Ms. Hess seconded and passed 5/0.

Old Business

HEDC membership renewal dues. Town Council recommended to approve the \$2,000 membership.

Ms. Hess motioned to approve the statement for 2023. Mr. Hurley seconded and passed 5/0.

New Business

Cityscape Project Proposal – Discussion Only

Broad Acre Site Plan in reference to the Southwest corner of the 600 and 600 intersection. There will be a traditional apartment complex on the back 2/3rds of the property and another project on the frontage that will be split for future retail and commercial.

There are obstacles with wetlands, drainage, etc. Discussion was had regarding asking for TIF in exchange for the builder to build a roundabout at that intersection.. This would be a low risk bond and no risk to the town. It would be a way to finance a gap in their project funding. The town was previously denied for funding to build a roundabout. This would be a win-win situation for both the town and the developer since this would make this intersection safer in a shorter amount of time.

Town Council liked the idea and it's a town project that would be completed years ahead of when the town would be able to fund it to ensure public safety. This would meet a long-term goal of the town a decade faster.

Acquiring the right of ways would be the responsibility of the builder.

LWG Engagement Letter - Cityscape

For municipal advisory services on an as needed basis.

BME Engagement Letter – Cityscape – for 256 apartments, 2 & 4 story buildings, 166 apartments across from it.

Ms. Haney motioned to approve the two engagement letters as presented. Ms. Gee-Weiler seconded and passed 5/0.

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Traynor & Associates Letter of Engagement – 600 W home appraisals

Ms. Gee-Weiler motioned to approve the Traynor & Associates letter of engagement appraisal report subject to clarity with Mr. Gropp and Mr. Morelock working through some of the issues. Ms. Haney seconded and passed 5/0.

LWG Consultant Engagement Letter

An on-call, as needed agreement.

Ms. Hess motioned to approve the LWG letter of engagement. Ms. Gee-Weiler seconded and passed 5/0.

MRC Annual Report for Gateway

Ms. Haney motioned to approve the financial report to submit to Gateway. Mr. Hurley seconded and passed 5/0.

Demolition of the Hangar property – 8356 N 600 W.

Four quotes were received. Mr. Gropp recommended to approve the bid from Casey Bertram with the base bid of \$24,000 including the alternate bid in the amount of \$15,180, for a total amount of \$39,180. This bid would demolish the property down to dirt and will be backfilled since it will be developed in the future.

Ms. Gee-Weiler motioned to approve the Casey Bertram bid in the amount of \$39,180 for both the base bid and alternate bid. Mr. Hurley seconded and passed 5/0.

Demolition proposals for 7611 N 600 W (daycare property)

Four quotes were received. The base bid was for demolition, removal of gravel in the backyard and play equipment as prep for development.

The Denney Companies bid came to \$17,000, but offered a \$2000 discount if they could expedite the project and do it at the same time as the other demolition of the Rebar properties. They also added an alternate bid to use the existing playground material (gravel) to backfill the crawlspace/basement and cap with fill dirt for \$1,500. This would bring their total bid to \$16,500.

Ms. Gee-Weiler motioned to accept the quote for Denney Companies bid for \$16,500. Ms. Hess seconded and passed 5/0.

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RDC Town Project Updates

Mr. Gropp explained that the issues regarding vacation of Indiana Street between Dr. Harbin, Dunkin' and Culver's will be brought to the BZA. There may be the option to use a BIG grant in the future to widen the alley to 4ft wide for traffic and to repave. Discussions were had amongst the members of the RDC to help with a BIG grant or a special economic grant to help fund the potential project.

Town Council Update

None.

Public Comment

None.

Next Meeting

Ms. Gee-Weiler motioned to reschedule the next RDC meeting to April 11th at 5:30pm. Mr. Hurley seconded and passed 5/0.

Adjourn

Motion to adjourn was made by Ms. Gee-Weiler. Second was made by Ms. Hess and passed 5/0.

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Minutes Approval

These March 7, 2023 Redevelopment Commission meeting minutes approved this 11th day of April 2023.



Alex Jordan, Redevelopment Commission President

Attest: 

Niki Jones, Recording Secretary