

## REDEVELOPMENT COMMISSION – MINUTES

JULY 13, 2020

**MEMBERS:** Dick Robertson, Dr. Robert Taylor, Jon Milleman, Corey Kutz, Keith Campbell

Also in attendance – Communications & Community Development Joe Le Page, Attorney Rob Schein, Clerk-Treasurer Tonya Thayer

President, Corey Kutz calls the meeting to order at 6:30 p.m. and everyone is led in the Pledge of Allegiance.

Roll Call – Robert Taylor absent

### APPROVAL OF JUNE 8, 2020 MINUTES

*Motion by Robertson to approve said minutes, 2<sup>nd</sup> by Milleman. Motion carries by unanimous vote.*

### OLD BUSINESS

**KRAMER COMPANIES – SERVICES AGREEMENT –** Derek Warren, Planning & Zoning explains we have a revised Service Agreement with Kramer Companies to demolish 125 S. Lebanon St. for \$10,500 (not to exceed 3-month time frame).

*Motion by Robertson to approve the Contract Services Agreement with Kramer Companies, giving Mayor Gentry the authority to sign the contract, 2<sup>nd</sup> by Milleman. Motion carries by a unanimous vote.*

Corey Kutz would like to discuss the 2020 Façade Grant program. Discussion follows.

## **NEW BUSINESS**

**MARKETING ANALYSIS REPORT – FORMER HOLIDAY INN PROPERTY – Ben Bontrager, Planning & Zoning explains in November of 2019 the RDC commissioned a Market Feasibility Study for a variety of different destination uses at SR 39 and I-65 intersection. Originally an Ice Complex, Performing Arts Facility and an Indoor Waterpark Hotel were discussed. Ben introduces Tom Hazinski, Managing Director with HVS to explain the study. Mr. Hazinski discusses an Ice Facility, Indoor Waterpark Hotel and an Indoor Bike Park. The study showed plenty of Performing Arts Facilities in the vicinity. Discussion follows.**

**SR 39 BRIDGE INSPECTION REPORT – Kevin Krulik, City Engineer tells the Board the report was positive with no new findings. There have been some cracks that INDOT was keeping an eye on and nothing has occurred with the cracks since 2016, so they believe the cracks have been there since installation. Each Inspection cost \$22,700 and we know that we will have 2 more inspections (1 in 2020 and 1 in 2021) before we can petition the State to go with the standard 24-month inspection. Krulik points out the cost of the inspections have not increased since the inception.**

***Motion by Robertson to approve \$45,400 for 2 inspections as needed by USI, subject to legal review with President Kutz signing the contract, 2<sup>nd</sup> by Campbell. Motion carries by a unanimous vote.***

## **CLAIMS**

***Motion by Milleman to pay the Claims, 2<sup>nd</sup> by Campbell. Motion carries by unanimous vote.***

## **ADJOURNMENT**

***Motion by Robertson to adjourn, 2<sup>nd</sup> by Kutz. Motion carries by unanimous vote.***

The next regular Lebanon RDC meeting is scheduled for: Monday, August 10, 2020  
at 6:30 pm.

*Respectfully submitted by Tonya Thayer, Clerk-Treasurer*