

**Minutes**  
**Redevelopment Commission**  
**June 11, 2014**  
**8:30 A.M.**

**THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON WEDNESDAY, JUNE 11, 2014 AT 8:30 A.M. AT CITY HALL WITH PRESIDENT BOB HALL PRESIDING.**

Board members present: Mr. David Flowe, Mr. Terry Pierce, Mr. Ted Little, and Mr. Steve Allen. Also present were Clerk Treasurer Donna Coomer, City Attorney Mike Gillenwater and Mr. Tony Hall.

**Pledge** Tony Hall

**Minutes**

Mr. Steve Allen made a motion to approve the Minutes from May 14, 2014, seconded by Mr. David Flowe. Approved 5-0.

**Claims**

Mr. Terry Pierce made a motion to approve the Claims, seconded by Mr. Ted Little. Approved 5-0.

**Payroll Voucher**

Mr. Ted Little made a motion to approve the Payroll Allowance Docket from May 11, through June 07, 2014, seconded by Mr. David Flowe. Approved 5-0.

**Public Comment**-None

**Mini Golf Course**

Mr. David Flowe presented quotes for various projects within the golf course as follows:

Mayor Hall asked City Attorney Mike Gillenwater if we need to do each claim separately. Mr. Gillenwater said we can read the claims into the Minutes and then vote as a group.

All Dimensions Const.	Labor on golf building	\$2,400.00
L Thorn Co.	Brick	\$2,411.72
Kentucky Indiana Productions	Audio	\$6,676.00
Hart Surveying	Survey	\$8,185.00
Materials	2 Teepees	\$1,225.00
Plants	various	\$8,100.00

Mr. Flowe said the plants were being purchased from Plants Delight, Nature Hill, Fast Growing Trees and Fountain Delights. Mr. David Flowe said no one company had everything we needed. Mayor Hall asked if any of the plant quotes was over \$5,000.00. Mr. David Flowe said he will have to break it down to know for sure.

Mr. David Flowe presented a quote of \$1.90 per square foot on approximately 4,000 square feet of turf. There is a \$.60 per foot charge to install it, a travel expense of \$1,500.00 for them to travel and do the installation. The total cost is not to exceed \$11,500.00.

Mr. David Flowe made a motion to approve the presented claims on the Mini Golf Course, seconded by Mr. Ted Little. Approved 5-0.

Mr. David Flowe said he has a new quote on the turf of \$15,179.31. Mayor Hall asked why it went up. Mr. Flowe said freight was added and the square footage was off.

Mr. David Flowe made a motion to approve the change on the cost of turf for the golf course, seconded by Mr. Ted Little. Approved 5-0.

### **Lighting for Mini Golf Course**

Mr. Shane Spicer from Saegesser Engineering presented lighting for the golf course. Shane said he solicited four quotes and received two and one of those declined to quote. The lightening for the mini golf course will not exceed \$14,000.00.

Mr. David Flowe made a motion to approve lightening for the golf course not to exceed \$14,000.00, seconded by Mr. Steve Allen. Approved 5-0.

Mr., Ted Little asked about park security. Mayor Hall said two of the lights will have to be wired to stay on at night so the security cameras can pick up any activity on the course.

### **Water Fountains for Golf Course**

Mr. Shane Spicer presented the cost for water fountain pumps, lights and cables not to exceed \$1,200.00. Shane said he does not have the shipping price for these items.

Mr. Ted Little made a motion to approve the cost of three pumps, the lights and cables not to exceed \$1,200.00, seconded by Mr. Steve Allen. Approved 5-0.

### **Waterfall Pump**

Mr. Shane Spicer presented a quote for the immersible waterfall pump and control panel, not to exceed \$3,288.00.

Mr. Ted Little made a motion to approve the immersible waterfall pump and control panel in the amount of \$3,288.00, seconded by Mr. David Flowe. Approved 5-0.

Mr. Shane Spicer presented various equipment and material quotes for the water falls as follows:

175 feet of lineal pipe to connect waterfall, not to exceed	\$650.00
Lightening for waterfall, not to exceed	\$2,000.00
Waterfall plastic reservoir, not to exceed	\$400.00
Channel light, Geo Tech style, not to exceed	\$295.00

Mr. Ted Little made a motion to approve the cost of purchasing equipment and materials for the water falls, seconded by Mr. Steve Allen. Approved 5-0.

**Labor Cost for Miniature Golf Course**

Mr. Shane Spicer presented an engineers estimate for an electrician to energize the entire mini golf course site. The estimate has a not to exceed amount of \$15,000.00.

Mr. Steve Allen made a motion to approve the not to exceed amount of \$15,000.00 for an electrician to do all the electrical work within the golf course section, seconded by Mr. David Flowe. Approved 5-0.

**Water Feature Project (Geo Tech Membrane)**

Mr. Shane Spicer presented the labor cost to install the geo tech membrane for the installation of water features at the mini golf course. The cost is not to exceed \$15,300.00.

Mr. Ted Little made a motion to approve the labor cost not to exceed \$15,300.00, seconded by Mr. Steve Allen. Approved 5-0.

**Resolution 2014-R-4**

City Attorney Mike Gillenwater presented Resolution 2014-R-4. This resolution declares Pleasant Ridge subdivision as an area in need of redevelopment as defined by Indiana Code 36-7-1-3. Mr. Gillenwater said normal development and occupancy is undesirable or impossible because of lack of development, growth, deteriorated buildings, environmental, age, and other factors. Mr. Gillenwater said if a building in the area is demolished, no one replaces it because of property values. People will not build in an area and pay \$ 80,000 or \$90,000 for a house and the rest of the area property values are \$30,000 to \$35,000. Pursuant to Indiana Code 36-7-14-11 the Commission has a duty to investigate, study, survey and what promotes the land in the best interest of the inhabitants

Mr. David Flowe made a motion to approve Resolution 2014-R-4, seconded by Mr. Ted Little. Approved 5-0.

**Resolution 2014-R-5**

This resolution commits financial support for the redevelopment grant. Mayor Hall said our match for the grant will be approximately \$450,000.00 for a 4.5 million dollar grant. We will have in-kind service. Director of Planning and Zoning Tony Jackson will inspect for asbestos after hours, this will add about \$60,000 to the in-kind amount. The landfill and the appraiser's are giving us a discount. Mayor Hall said when you add all this up our cash commitment at this point is about \$150,000.00.

Mr. Ted Little asked that once we approve Resolution 2014-R-5 and the funds come through from the State, does this mean we move forward with the project to displace everyone in Pleasant Ridge. City Attorney Mike Gillenwater said developers involved in this project will contact everyone to see if they would voluntarily sell their property. There have been several residents come forward who want to sell. This project will only work if everything is replaced. This Board may need to decide what steps to take to acquire the properties. Mayor Hall said this Board can decide to move forward, but is not the only entity in this city to decide. Mayor Hall said he thinks Ted's question is "if the funds come through the State do we move forward no matter what." Mayor Hall said the answer to that is no. Mayor Hall said legally we could. Mr. Ted Little asked; should City Council be confronted on what we are doing. Mayor Hall said there has not been a vote at the City Council. They are aware of the application of the grant. The concern that has to be addressed by this Board or the City Council is what we do with the homeowners in Pleasant Ridge. City Attorney Mike Gillenwater said in order for the grant application to be approved, this Resolution needs to be approved. The likelihood of getting the grant decreases if we don't get this Resolution approved.

Mr. Ted Little made a motion to approve Resolution 2014 R-5, seconded by Mr. Steve Allen. Approved 5-0.

Mayor Hall said the developer will have a full time person managing the office, a realty team and a relocation team to meet with each homeowner to see what their options are. The award of the grant will be announced on July 24, 2014. There will be public hearings and eighteen months (with a three month extension) from when the award is granted to purchase and demolish the properties.

#### **Member Excused**

Mr. Steve Allen excused himself from this meeting due to another engagement.

#### **Excess Money in TIF Fund**

City Attorney Mike Gillenwater said every year there are monies captured by the TIF (Tax Increment Fund), this is money not spent, and this Board needs to decide whether to let that money go back to the county or do we have use for the money. Mr. Gillenwater said in the past the Board has voted to keep the money and he has sent a letter to the auditor and the other taxing entities saying "yes we want to keep the TIF money."

Mr. Ted Little made a motion for City Attorney Mike Gillenwater to send a letter to the auditor and other taxing units saying we have use for the TIF monies and we will keep it, seconded by Mr. Terry Pierce. Approved 4-0.

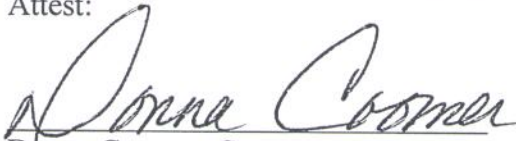
**Adjournment**

Mr. Terry Pierce made a motion to adjourn, seconded by Mr. David Flowe. Approved 4-0.

  
\_\_\_\_\_  
President, G. Robert Hall

7-7-14  
Date

Attest:

  
\_\_\_\_\_  
Donna Coomer, Secretary

7-7-14  
Date