

Minutes
Redevelopment Commission

July 09, 2014

8:30 A.M.

THE REGULAR MEETING OF THE REDEVELOPMENT COMMISSION FOR THE CITY OF CHARLESTOWN WAS HELD ON WEDNESDAY, JULY 09, 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. Absent was City Attorney Mike Gillenwater

Pledge

Deputy Clerk Treasurer Nancy Rogers

Minutes

Mr. Steve Allen made a motion to approve the Minutes from June 02, 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.

Additional Claims for Miniature Golf Course

Mayor Hall presented additional claims as follows

Advance Concrete for \$1,700.00
Grainger Pumps for \$402.88
Lehigh Hanson for \$393.17 and \$898.38

Mr. David Flowe made a motion to approve the additional claims, seconded by Mr. Terry Pierce. Approved 5-0.

Bids for electrical work on miniature golf course

Mayor Hall said Arbuckle Electric Security Systems was the only bid received to install electric for the miniature golf course. The bid was \$10,322.00. Mayor Hall is asking to approve the contract for Arbuckle and the notice to proceed.

Mr. David Flowe made a motion to approve the Arbuckle Electric Contract, Notice of Award and the Notice to Proceed, seconded by Mr. Steve Allen. Approved 5-0.

The bids for the liner for the stream and the geo fabric and stone were as follows:

Sounds of Water	No Response
Parker Ponds	\$22,520.81
In My Front Yard	\$27,674.00

Mr. David Flowe made a motion to approve Parker Ponds as the lowest bidder in the amount of \$22,520.81, seconded by Mr. Ted Little. Approved 5-0.

Mr. David Flowe made a motion to approve the Contract, Notice of Award and Notice to Proceed for Parker Ponds, seconded by Mr. Ted Little. Approved 5-0.

Highway 62 and Highway 3 Corner Lot

Mayor Hall said he spoke with Mr. Clark Nickles about purchasing the property at the corner of Highway 62 and 3. Mayor Hall said Mr. Nickles wants \$650,000.00 for the 3+ acres. Mayor Hall said he told Mr. Nickles the city will have to get two appraisals and then do a median of the two appraisals.

Mr. David Flowe made a motion to approve getting two appraisals on the 3+ acres owned by Mr. Clark Nickles at the corner of Highway 62 and Highway 3, seconded by Mr. Ted Little. Approved 5-0.

Family Activity Park

Mr. David Flowe said we are currently on the 11th hole for the golf course. We will be starting on the land bridge and the stream bed. The caddy shack is almost done and the Tiki hut is partially framed. Mr. Steve Allen asked if the golf course would open this year and Mr. Flowe replied; "yes."

Pleasant Ridge Project

Mayor Hall said he met with IHEDA (Indiana Housing Community Development Authority) yesterday at the State Office. There is 19 million dollars available and 16 million dollars was applied for. Mayor Hall said IHEDA said there would be a second round of money distributed and we asked for a deferment of our application until November. Mayor Hall said we need a developer and a solid game plan on taking care of the homeowners and know what we are going to do. Mayor Hall said Lt. Governor Sue Ellspermann announced in February of 2014 the Blight Elimination Program. On April 12th we received communication to join a webinar on the program. On May 5th the Mayor went to Indianapolis and met with them for the first time. We had to complete the application and submit it before June 16th there are over 17,000 pages in the application.

Mayor Hall said it has been said there is a conspiracy to lower assessments to get the property value lower so we can purchase the property cheaper. This program was started in February 2014 after the assessments were done. The last assessment for Pleasant Ridge was 2009 and then was reassessed August 13, 2013.

There have not been any new homes built in Pleasant Ridge in 72 years except for the five built by New Hope Services. Once New Hope got people credit worthy, they did not want to buy in Pleasant Ridge. New Hope had a hard time selling those five homes. There are 354 homes in Pleasant Ridge and if we demolished 200 homes at \$9,000.00 that would be a 1.8 million dollar investment and no developer would build a \$120,000.00 home next to one already there. Mayor Hall said the crime rate is up in that area and even if they don't want to admit it, the facts are there. The police calls for that area are over 51% and homeowners are putting security systems in their homes. Six months ago a man was arrested for suspicion of putting a contract to murder one of our police officers. This is the second one in less than a year.

Mr. Ted Little commented on an advocate coming from out of town and saying at a Council meeting that our Mayor and Council "were going outside the state laws in respect to taking these properties." Mr. Little said he commends what the Mayor has done for the homeowners and that he is looking at ways to provide assistance to the homeowners and said he challenges any negative comments. Mr. Little said Mayor Hall has done more for this community in one year than anyone has done in 12 years.

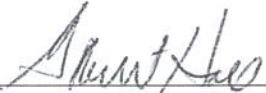
Mayor Hall said it is ok for someone to disagree with you on policy and that is healthy, but what aggravates him are remarks that he does not care about the residents in Pleasant Ridge nor does he like poor people. This is simply not true! Mr. David Flowe commented that the fact of change is resisted by everybody whether good, bad, or indifferent. We do not have a program. The State has told us nothing concerning the parameters. Mr. Flowe said someone is misinforming and may have ulterior motives to incite residents in Pleasant Ridge.

Mr. Flowe said we have to go through appraisal and until all the facts are in how can someone say what we are giving them for their property. Mr. Steve Allen said it is investigative and we should expect rumors and lies.

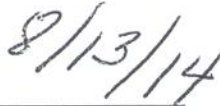
Mr. Flowe said we have to be attractive as a city. Mr. Flowe said with the bridge being built and the people coming here to work they will take the economy back to Kentucky. Charlestown will be left out. We need to become more attractive as a city. Some of the ways of attracting more people are business opportunities, education, places to live, activities, organized events, and sports. Mr. Flowe said we have to position ourselves for the next generation.

Adjournment

Mr. Terry Pierce made a motion to adjourn, seconded by Mr. David Flowe. Approved 5-0.



President, G. Robert Hall

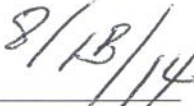


Date

Attest:



Donna Coomer, Secretary



Date