

Edinburgh, Indiana Redevelopment Commission Meeting

Meeting Minutes

January 2, 2013

Ted Lucas, President of the Commission, called the membership roll.

Members:	Present	Absent
Ted Lucas – President	X	
Karen Fitzpatrick		X
Bill West	X	
John Rondot – Secretary		X
Ray Walton	X	
Cathy Hamm	X	

Other Attendees:

John Drybread, Edinburgh Director of Utilities

Wayne Gibbs, Timbergate Golf Course Manager

Dustin Huddleston, Edinburgh Town Attorney

Wade Watson, Edinburgh Building Commissioner

First Order of Business – Ted Lucas, President, welcomed Karen Fitzpatrick to the Commission.

Second Order of Business – Approval of Minutes from October 8, 2012 Commission Meeting

Comments: No discussion

Ray Walton made a motion to accept the minutes as presented. Bill West seconded the motion, which passed unanimously.

Third Order of business – Election of Officers – Ted Lucas

President: Ray Walton nominated Ted Lucas for another term as President. No other names were placed in nomination. Ted Lucas was elected with a unanimous vote.

Vice President: Ray Walton nominated Bill West for the position of Vice President. Bill declined to have his name placed in nomination. Bill West nominated Ray Walton for the position of Vice President. No other names were placed in nomination. Ray Walton was elected with a unanimous vote.

Secretary: Ray Walton nominated John Rondot for another term as Secretary. No other names were placed in nomination. John Rondot was elected with a unanimous vote.

Fourth Order of Business – 2012 Annual Report – John Rondot

Ray Walton made a motion to accept the 2012 Annual Report as presented. Bill West seconded the motion, which passed unanimously. Dustin Huddleston, Town Attorney, stated that the Annual Report needed to be presented to the Edinburgh Town Council meeting on January 14, 2013. Ted Lucas asked John Rondot to make that presentation.

Fifth Order of Business: Amos-Hill Grain Elevator Blight Ordinance – Wade Watson

Wade Watson, Edinburgh Building Commissioner, gave a general review of the Project: He stated that the Town of Edinburgh has purchased the elevator site from Amos-Hill Industries. He stated that this old Grain Elevator sits on .09 acres of land, that it has been unoccupied for more than 40 years and that it causes safety concerns where Highway 252 crosses the Railroad Tracks. He stated that the elevator is extremely well built with an expected 100 tons of steel making up the superstructure. Wade expects the entire project to take nearly 3 years to complete. He stated that he expects some significant Railroad and Highway complications during the actual

demolition. Wade reported that he had received many proposals for the demolition work and that he believes the final cost for the project will be around \$100,000.

Wade presented a Staff Report covering the Grain Elevator Demolition Project. He noted that due to the cost and complexity of the demolition, he is pursuing a Clearance/Demolition Project Grant from the Indiana Office of Community & Rural Affairs to help with the cost of the removal. Wade listed the following requirements for the Grant:

- 1) Edinburgh Town Council must pass a 'Blight Resolution' for the property before May 31, 2013. The Blight Resolution must come from the Redevelopment Commission. Dustin Huddleston stated that he would prepare the Blight Resolution in time for a special meeting of the Commission on January 14, 2013 at 5:30PM. After approval by the Commission at this meeting, the Resolution will be presented to the Town Council meeting that same evening by Ted Lucas, Wade Watson and Dustin Huddleston.
- 2) Wade will need to prepare the Grant Application.
- 3) Requires a minimum of a 10% community financial match. Wade stated that this should not be a problem, as any work previously done on the project can be counted against that 10% requirement.
- 4) Engineering documents must be prepared. Wade is well along on these documents.
- 5) Environmental Reviews may be necessary. Wade stated that he expected no surprises on the site, but that soil borings may be necessary.
- 6) Permits will need to be acquired from all of the relevant agencies. Wade stated that he had begun to work with all of those agencies and expected no complications.

Ted Lucas set the time for the special meeting of the Commission on Monday, January 14, 2013 at 5:30PM at Town Hall.

Sixth Order of Business: Goals for 2013 – Ted Lucas

Ted Lucas asked for recommendations for Commission activities in 2013. He restated that the Commission has no funds other than those that the Town Council appropriates and this fact severely restricts what the Commission can accomplish. He also stated that any funds used by the Redevelopment Commission must come at the expense of other entities within the community. Dustin Huddleston stated that there are no Tax Increment Financing (TIF) Districts in Edinburgh and has been none since Timbergate Golf Course was developed in the late 1990s.

John Rondot mentioned that he has four areas in which the Commission may want to concentrate in 2013:

- 1) Work with the Merchant's Association to see how the Commission might help with the Association's efforts to bring tourist and business into the community.
- 2) Work with the recently completed Comprehensive Plan to see if the Commission can help move any of the priorities along.
- 3) Continue to work with the Realtors who are attempting to build more homes at Timbergate.
- 4) Continue the excellent work that has been done at Timbergate Golf Course over the past two years. Wayne Gibbs presented an EXCEL Spreadsheet listing continuing maintenance activities/requests at Timbergate. Ted Lucas asked whether there was a security system in the Maintenance building at Timbergate. Wayne said that there was not, but it did not seem to be a problem, as no security issues had been noted. Ted asked Wayne to re-prioritize his requests so that the Commission could approach the Town Council for any funding needs. Wayne stated that since the Golf Course is now turning a profit, he has been able to complete some of the projects without additional appropriations.

Ted Lucas asked about the 'tree program' that was proposed for Timbergate. No contact has been made with Cheryl Stroud from Amos Development since last fall. Wayne Gibbs, Timbergate Golf Course Manager, noted that he is still opposed to planting of trees along the fairways at the golf course due to how it would change the nature of the golf course.

Ted stated that he thought that the Commission could work toward a cleanup of properties within the town limits. He suggested that low-cost loans to residents could help in the cleanup. He also asked for stricter compliance with existing Nuisance Ordinances.

Karen Fitzgerald and Cathy Hamm suggest that the town needs to concentrate on cleaning up and improving the Highway 252 entrances into Edinburgh. They stated that the entrance from U.S. 31 near CVS Pharmacy should be the model for that work.

Ted asked that all Commission members think about goals/activities for 2013 and be prepared to discuss them in some detail at the April Commission meeting. He suggested that the members be creative, but realistic due to the lack of funds.

Other Business:

Cathy Hamm asked if there was any organization similar to a Chamber of Commerce for Edinburgh. John Drybread stated that there was not. He said that the Merchant's Association does what it can, but has no specific process that it follows to help generate general interest in the community.

Ted Lucas asked John Drybread to set up a meeting with the Merchant's Association leadership. Ted Lucas, John Rondot and John Drybread to attend.

John Drybread stated that Strand Engineering, the partner in the Comprehensive Plan, is intending to have a follow-up meeting and asked that the Redevelopment Commission attend that meeting to see if there are areas of cooperation between the Comprehensive Plan and the Redevelopment Commission. John will notify the Commission when that meeting is scheduled.

John Drybread stated that completion of the Downtown Facade Program remains an important activity.

Adjournment:

Motion: John Rondot

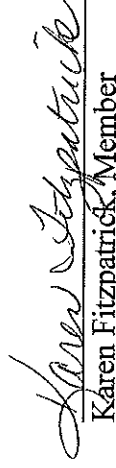
Second: Ray Walton

Vote: Unanimous

Edinburgh Redevelopment Commission

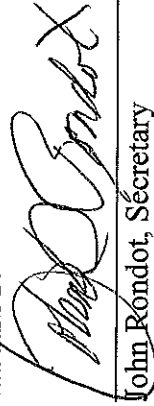

Ted Lucas, President

Bill West, Vice President


Karen Fitzpatrick, Member

Ray Walton, Member

ATTEST:


John Rondot, Secretary

