

**CITY OF CRAWFORDSVILLE
REDEVELOPMENT COMMISSION
SPECIAL MEETING MINUTES
February 20, 2018 – 8:30 a.m.**

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, February 20, 2018 at 8:30 a.m. in the Common Council Chambers of the City Building. Members present were: Virginia Servies, Dan Rogers, Jack Whitecotton, and Gaylon Ross. Others in attendance were: Mayor Todd Barton; Brandy Allen, Director of Planning & Community Development; Kent Minnette, City Attorney of Taylor, Chadd, Minnette, Schneider and Clutter; Terri Gadd, City Clerk-Treasurer; Cheryl Morphew, Economic Development Consultant; Dale Petrie, Director of Operations for the City of Crawfordsville; and Megan Huckstep, Executive Assistant, Department of Planning & Community Development.

President Virginia Servies called the meeting to order at 8:30 a.m. and the roll was called.

Meeting minutes from December 19, 2017 were presented. With there being no additions or corrections, Dan Rogers moved to approve the minutes as presented. Jack Whitecotton seconded. Motion approved 4-0.

The following claims were submitted to the Commission for consideration:

1. Stephen Akers Architect, LLC	\$ 62,000.00
2. H.J. Umbaugh & Associates	\$ 12,132.50
3. H.J. Umbaugh & Associates	\$ 7,273.00
4. Journal Réview	\$ 175.13
5. The Paper of Montgomery County	\$ 30.11
6. Journal Review	\$ 27.14
7. Blue Marketing	\$ 1,515.00
8. Taylor, Chadd, Minnette, Schneider & Clutter	\$ 245.00
9. Stephen Akers Architect, LLC	\$ 6,967.96
10. Bank of New York (Ivy Tech Bond)	\$176,000.00
11. Bank of New York (2015 Bond)	\$ 48,000.00
12. Bank of New York (Commerce Park Bond)	\$294,599.50

Gaylon Ross identified a claim in the packet for Envoy in the amount of \$4,000.00 but not listed on the agenda.

13. Envoy	\$ 4,000.00
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It was noted that the claim was overlooked and likely a typo on the agenda; therefore Dan Rogers made a motion to approve the claims as submitted with the inclusion of the additional claim to Envoy in the amount of \$4,000.00 dollars. Jack Whitecotton seconded. Motion approved 4-0.

Dale Petrie provided an updated report on the Stellar projects. He reported that construction continued on Fusion 54 with walls being framed. He explained that drywall would begin on the third floor. Once all the leaks were repaired on the fourth floor drywall would be completed as well. Mr. Petrie stated that the tenants were very excited to move in. He reported that they were still working on the interior graphics displays with the interior designers and tenants. In addition, it was noted that there had been a lot of interest in the co-working spaces. Mr. Petrie reported that bids had been received for the Pike Place and Trailhead Parks. He noted that Catherine Puckett of HWC had reviewed the bids and forwarded them to OCRA for review and issuance of funds. Mr. Petrie stated that RL Turner, the low bidder, would be contracted for construction which would begin in March. In addition, Mr. Petrie stated that the Downtown Trail Project would be a 2019 funded project. He also reported that contracts were being completed with fifteen homeowners on the owner occupied rehabilitation projects.

Cheryl Morphew, Economic Development Consultant, came forward and informed the Commission that the seeds being planted are starting to pay off with the types of leads that are being received. Ms. Morphew reviewed the leads that had been received as follows: Project Pancho is an out of state company who started looking at Crawfordsville several years ago and is very interested in the Commerce Park. Ms. Morphew explained that they used the shell building as a marketing tool and contacted the construction firm that was working on a shell building in the past and asked them to redesign the building to meet the larger needs of the company. She said they liked the idea that things were already in the works and asked for a sample budget as well as a sample timeline. Ms. Morphew noted that State documents were being completed as well. Overall, she said it was very exciting and encouraging. In addition, Ms. Morphew stated that Project Bone was a food processing facility with approximately 10-15 jobs and looking for a 60,000 square foot shell building. Ms. Morphew stated that the Commerce Park met the land requirements and would be submitted. Ms. Morphew explained that this lead was received based on the site selector showcase that was held in 2017. She stressed the importance of awareness. Other projects received were: Project Falcon, Project Gingerbread and Project Raptor. She explained that due to several requirements such as site, land size and rail access we were not able to submit any sites. However, Ms. Morphew stated that a preliminary bid had been accepted for Project Kids which would be a 14,000 square foot professional services building, with approximately 35-40 jobs and would be located in the Commerce Park on a lot adjacent to Ivy Tech. Discussion continued regarding the shell building concept. Ms. Morphew then informed members that the Workforce Development Roundtable continued to meet in addition to the subcommittees. She reported that there would be a STEM Roundtable held in March either during or after school to bring all of the stakeholders together that provide some type of STEM program. Ms. Morphew discussed the Work Ethics Certification Program. She noted that a press release was issued on the International Delegation from the State Department that the Mayor hosted the European leaders who wanted to learn about the City's Human Rights Commission. Ms. Morphew stated that she was working on the joint city-county column on Workforce Development. In addition she informed the Commission that she and Mayor Barton met with a representative from the Vectren Foundation to tour the community as well as Fusion 54 and discuss the co-working spaces. She expressed the benefits of engaging the utilities and the grant funds that are available moving forward. Ms. Morphew reported that she was working with the Chamber of Commerce on a Place Making Conference from October 3-5, 2018. She also noted that Heather Shirk with the Visitors Bureau was meeting with the city to discuss how they could play a more significant role in economic development moving forward. Finally, Ms. Morphew informed members that she would be meeting with an engineering firm concerning a Site Readiness Program.

There were no items of old business.

Under items of new business, bids for mowing, weed control and landscaping at the Commerce Park were received from the following:

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|---------------------------|----------------------|
| 1. Waye Lawn Service | \$11,290.00 per year |
| 2. Tymeless Farms LLC | \$10,850.00 per year |
| 3. Crawfordsville Outdoor | \$12,992.00 |

Jack Whitecotten made a motion to take the bids under advisement until the next meeting. Dan Rogers seconded. Motion approved 4-0.

Under miscellaneous items, Mayor Barton stated that the farm lease may need to be renegotiated due to creating a temporary road for the Concord Road Project.

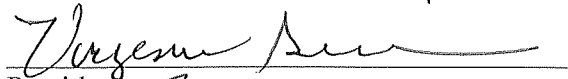
Attorney Minnette presented educational/training information pertaining to the Redevelopment Commission 101. He asked the Commission to review the material for discussion in March.

Organizational items were discussed. Members agreed to continue meeting at the time.

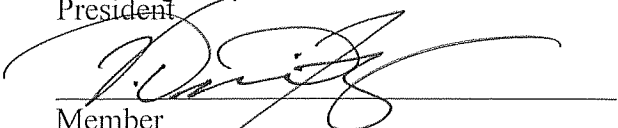
Officers for 2018 were requested. Dan Rogers nominated Virginia Servies as President. Jack Whitecotton seconded. Motion approved 4-0. Dan Rogers nominated Jack Whitecotton as Vice President. Virginia Servies seconded. Motion approved 4-0. Dan Rogers volunteered to be Secretary and it was unanimous that Mr. Rogers would continue serving as Secretary.

It was noted that the next meeting would be held on March 20, 2018 at 8:30 a.m. With no further business, the meeting adjourned.

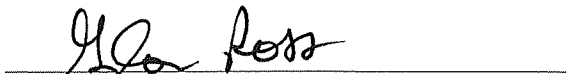
Minutes Approved: 04.04.2018



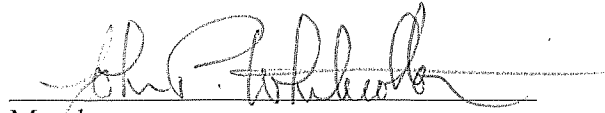
President



Member



Member



Member

Member