

**Albion Redevelopment Commission Regular Meeting
Minutes – Wednesday August 30, 2006 - page one of two**

CALL TO ORDER: The Albion Redevelopment Commission held a meeting at 6:30 p.m. on January 25, 2006 in the Police Department Training Room located at 124 S Orange Street.

ATTENDANCE: Upon determining a quorum was present, President Pro Tem Russell Smith called the meeting to order at 6:33 p.m. Members present were Michael Hatfield (arrived at 6:35 p.m.); Russell Smith; Dawn Gunder, Tina Anderson and David Fiandt. Also present were Beth Shellman, Town Manager; Steve Hagen, RDC Attorney; Michael Yoder, Town/RDC Attorney; Keith Leatherman; and Bob Braley of Kendallville News Sun.

The RDC **Oath of Office** was administered by S. Hagen to the newest member David Fiandt. (original on file in Town Hall).

Minutes: A motion was made and seconded (T. Anderson, D. Gunder) to approve the minutes of the January 25, 2006 Regular and Executive Meetings and the January 31, 2006 Special Meeting as submitted. Voice vote approved motion 5-0.

OLD BUSINESS: TIF 1 corridor expansion to include Central Business district in downtown Albion – Declaratory Resolution # 2006-06. Steve Hagen explained he received the paperwork from Ice-Miller law firm that was needed to link the downtown central business area into the TIF 1 boundary. A timetable to complete the project was discussed. At tonight's meeting, the RDC must consider the Declaratory Resolution expanding the TIF 1 area and amend the Economic Development Plan. If approved, the Plan Commission will review the Declaratory Resolution and adopt an order approving the same during their meeting on October 4th. Next, the Town Council will adopt a Resolution approving the Plan Commission order on October 10th. Notice of public hearing will be advertised one time in the Albion New Era and the RDC will hold a public hearing on November 8th and adopt a Confirmatory Resolution. On November 14th the Town Council will adopt a Resolution approving the expansion and amendment to the Economic Development Plan. On November 15th, the paperwork will be recorded with the Noble County Recorder. On November 16th the recorded paperwork will be filed with the Noble County Auditor and Department of Local Government Finance.

RDC members discussed the estimated cost of implementing the plan and felt the cost would not exceed \$75,000. In reviewing the Factual Report to support the findings, the RDC estimated the proposed Plan would attract an estimated 5 to 10 permanent jobs and increase the property tax base with an estimated assessed valuation for real and personal property in the amount of \$250,000.

After some discussion, a motion was made and seconded (Michael Hatfield, Tina Anderson) to approve Declaratory Resolution Number 2006-06. A voice vote determined the motion carried unanimously 5-0.

Beth is meeting with the Noble County GIS Department and will have maps depicting the existing TIF 1 and TIF 2 areas as well as a map showing the new TIF 1 boundary and an attached parcel list identifying all of the parcels being added. These maps will be available prior to the public hearing.

NEW BUSINESS: **Resolution # 2006-03**, Monarch Development, Inc., requesting certain deductions from assessed valuation within an Allocation Area for real property improvements – senior citizen housing – real estate described as Lot 5 The Meadows of North Ridge Village Section 1, (610-616 Trail Ridge Road) Commission members reviewed the Statement of Benefits presented from Keith Leatherman as President of Monarch Development, Inc. The Senior Housing will cause 2 Duplex buildings with total of 4 residential units to be constructed at an estimated value of \$250,000. The proposed development is located in TIF #2. RDC members discussed the project, a motion was

made and seconded (Russell Smith, Dawn Gunder) to approve Resolution 2006-03 and recommend the council grant the abatement for a period of five (5) years. Motion carried unanimously 5-0.

Resolution # 2006-04, Monarch Development, Inc., requesting certain deductions from assessed valuation within an Allocation Area for real property improvements – commercial shopping center – real estate described as Lot 1 North Ridge Village Section 1, (900, 902, 904, 906, 908, 910, 912, 914, 916, 918 and 920 Trail Ridge Road) Commission members reviewed the Statements of Benefits presented from Keith Leatherman as President of Monarch Development, Inc. The 10,000 square foot commercial strip mall shopping center would have a minimum of 4 occupants. One of the potential tenants he is currently talking to has a business in downtown Albion. One potential tenant will occupy approximately one-half of the building. The estimated value of the real estate improvement is \$500,000. The proposed development is located in TIF #2. RDC members discussed the project, a motion was made and seconded (Tina Anderson, David Fiandt) to approve Resolution 2006-04 and recommend the council grant the abatement for a period of five (5) years. Motion carried unanimously 5-0.

Resolution # 2006-05, Walton Tool, Inc., requesting certain deductions from assessed valuation within an Allocation Area for personal property improvements – laser welder machinery – real estate described as 1120 E South Street. Commission members reviewed the State of Benefits presented by Craig Simon as President of Walton Tool. The Laser Welder personal property equipment is valued at \$88,115. One new employee with an average salary of \$20 per hour is estimated to be added to the 15 employee workforce at Walton Tool. Craig explained the Laser Welder is unique in this area of the state and is capable of spot welding on large pieces of equipment due to having an “open arm” type of set-up. Benefits to industrial users in this area is a reduced amount of down time to make repairs and the ability to repair equipment (dies, etc.) at a reduced cost. The proposed equipment will be located in TIF #1. RDC members discussed the project, a motion was made and seconded (Russell Smith, Michael Hatfield) to approved Resolution 2006-05 and recommend the council grant the abatement for a period of five (5) years. Motion carried unanimously 5-0.

REVENUE AND EXPENSE SHEET: expense and revenue sheets were reviewed. It was noted a new line item for “Reserve for future Water Tower/Sewer Plant” was added to the sheet. This future reserve \$\$ is all of the operating balance and portion of the appropriation to be set aside each year for water tower/sewer plant support. The RDC has the ability to reallocate the funds for other uses if they determine the funds are needed in another area.

Dawn expressed displeasure in starting a process that would improve the downtown area (i.e. expanding the TIF #1 boundary) and then approving tax abatements that would assist businesses downtown to move out of the downtown. It was noted the use of TIF money downtown would help attract and retain businesses downtown. One potential use of the money would be to purchase deteriorated, vacant buildings and renovate them or take them down and create parking. Additional parking would benefit the entire downtown business area.

2006 and 2007 budget Form 1's: Commission members were informed the 2007 budget was prepared based on the 10 year Spending Plan for TIF 1 and 2 funds - 2006 through 2016 approved by the RDC in January. Beth will send copies of the forms for 2006 and 2007 to members.

SET TIME FOR NEXT MEETING: will be held as needed or on November 8, 2006.

ADJOURNMENT: A motion was made and seconded (R. Smith, D. Gunder) to adjourn the meeting. Motion carried by a voice vote of 5-0, meeting adjourned into Executive Session at 8:05 p.m.

Michael Hatfield, President

Dawn Gunder, Secretary