

TOWN OF ALBION

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Gateway to Chain O' Lakes State Park

ALBION REDEVELOPMENT COMMITTEE - REGULAR MEETING MINUTES **June 27th, 2018 - Albion Municipal Building**

ROLL CALL AND DETERMINATION OF QUORUM: Upon determining a quorum was present, the meeting was called to order at 6:00 p.m. Members present for the public hearing were: Tim Christopher, Justin Diehm, Jona Slone, and Shelli McBride. Also Present was Stefen Wynn, Town Manager, and Michael Selby, Resident. Absent was Scott Lindsey.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the U.S. Flag was recited by all present.

MINUTES FROM PREVIOUS MEETING: A motion was made and seconded (Christopher, Diehm) to approve the minutes from the 5/7/18 meeting, motion passed by 4-0 voice vote.

A motion was made and seconded (Slone, Christopher) to approve the minutes from the 6/14/18 meeting, motion passed by 4-0 voice vote.

OLD BUSINESS: Wynn gave an update on the Pill Box Pharmacy façade grant and explained that it had been affirmed by the Town Council, and that the Noble County Economic Development Corporation had approved investing in the Pill Box Pharmacy matching the Town's TIF funds.

NEW BUSINESS:

Town Request for Additional Funding for WWTP Improvements - Wynn explained that the original amount was to help cover engineering costs and any construction costs before an estimate was received from Wessler Engineering. The additional costs were to be applied to construction costs for phase one and were based on construction estimates received from Wessler Engineering. Wynn explained that there was the possibility for more than one phase to meet the ammonia limit restrictions and that phase one is to be completed before the winter to see if it will help the town meet ammonia limits. If it does not, then phase two would be implemented.

Christopher asked what would happen if the RDC denied using TIF funds for the project. Wynn stated that the Utility Rates may need to increase, but that the other options would be to borrow money from the Drinking Water Utility to cover the costs, but most likely would need to bond or find a loan to cover the costs.

A motion was made and seconded (Diehm, Slone) to approve up to \$270,000 of TIF 1, 2, 3 funds, motion carried by a 4-0 voice vote.

Town Request for Funding Planning Document Update - Wynn explained that the Plan Commission recommended to the Town Council that Kieser Consulting be hired to update and compile the Town's planning documents. The Council agreed and that it would be paid from a combination of CREDIT and TIF funds. The Town is asking for TIF 1 and 2 funds to be applied to the contract amount for the project. Wynn asked Selby if he could elaborate on why the project was necessary, Selby is a Plan Commission member that supported the decision to contract with the consultant. Selby stated that developers didn't have a good plan to follow and that the updates are necessary and will help give direction and expectations to developers or builders in Town.

A motion was made and seconded (Slone, Diehm) to approve up to \$15,662 (41% of cost) from TIF 1, 2 for funding the updated planning documents, motion passed by 4-0 voice vote.

Town Request for Funding CR 400 N Roadway Improvements - Wynn gave an update on the project and answered questions about future development within TIF 3. Wynn explained that the Truck Bypass would

service TIF 3 and the existing Industrial Park in TIF 1. The proposed improvements would create a Truck Bypass that would divert Semi-truck traffic away from downtown.

A motion was made and seconded (McBride, Christopher) to approve funding from TIF 1,2,3 in the amount of \$334,500 for the Town's Local Match for CR 400 N Roadway Improvements, motion passed by 4-0 voice vote.

GENERAL DISCUSSION/ANNOUNCEMENTS:

Monthly Meeting Date - Wynn stated that in order to be as pro-business as possible, the Council recommended that the RDC select a monthly meeting so that façade grants could be more readily available to the public and so that if there were any business needed it could be discussed on a monthly basis and RDC members could plan on a set date. After some discussion a motion was made and seconded (Diehm, Christopher) to set the second Wednesday of each month as the regularly stated meeting for the RDC, motion passed by 4-0 voice vote.

General Discussion - Discussion was had on the façade grant program and Selby stated that as a resident of Town the façade grant program has deviated from its original intentions and includes things that in his opinion should not be included such as, "maintenance" type items for roof repairs, assisting non-profits/churches, and purchasing sheds. The comments were noted by the RDC.

Adjournment:

There being no further business on the agenda, a motion to adjourn the meeting was made, and seconded (Christopher, Stone), motion Carried by 4-0 voice vote. Meeting adjourned at 7:22PM.