

CASS COUNTY REDEVELOPMENT COMMISSION MEETING
August 19, 2014

The Cass County Redevelopment Commission met at 8:30 A.M. in the Commissioners Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Grover Bishop, Ken Personett, Duane Sailors and Attorney John Hillis.

Attendees: Trent Newport, Crossroad Engineering, Ethel Morgan, Hometown Engineering; Jason Semler, HJ Umbaugh; Mitch Kirk, Pharos Tribune

Chairman Dave Arnold, called the meeting to order.

Minutes:

A motion was made by Grover Bishop to accept the minutes for July 16, 2014 Meeting, seconded by Ken Personett; Motion carried unanimously.

Claims:

There were no claims to be submitted for payment.

ED Report:

Christy Householder gave her Economic Development Report to the Commission. She assisted Project Road - Engineering Aggregates Corporation is creating a new sand & gravel pit, approximately \$2M in additional investment. They have asked for no incentives. The Cass Co Highway is assisting in widening CR 175 E and CR 600 E. and The Anderson's – Walton Plant adding \$1.4 M in a new 24/7 Load Out building and new equipment. This expansion will make their business available to accommodate customers 24/7, 365 days a year. The Company did not want to request any incentives for this project. They did inquire if CR 900 S was adequate for semi-truck traffic. The Cass Co Highway checked the road and determined the road under the chip-seal was hot mix asphalt and would not need any further road build-up.

Grover inquired into putting up a shell building. It was discussed, but no action taken to pursue.

Project updates:

The Town of Walton is applying for a Blight Elimination Grant through the State. The Town of Walton is required to have a Community Program Partner, and the Town of Walton inquired if the RDC would be their Program Partner. Walton is applying for funds to demolish the property located at 506 East Street, Walton, IN that was made unsafe from a house fire/structural damage. Walton agrees to handle the demolition of the property and upkeep those 3 years. After 3 years the property can be deeded to the adjacent landowners, sold, etc. The Neighbors are interested, but the State will not allow them to be a Program Partner since they are not a not-for-profit or government agency. The RDC would hold title to the property for 3 years, and there may be some administrative duties involved from the RDC to complete for the

grant award, if awarded. Duane made a motion to have the RDC be the program partner for the BEP grant for the Town of Walton, seconded by Grover.

A presentation for water and sewer extension in the HHBP was given by Trent Newport, Crossroads Engineering and Ethel Morgan, Hometown Engineering. Fire Protection is main point of concern of the industry in the Park. Adding sewer services to Clymer's may help with water to the Clymer's residents, too. This will be about a 3 year project. Ethel's fee includes assistance with the water/sewer district set-up. It is best to do all 3 phases at once for efficiencies, but not always feasible to do that. Grover made a motion to pursue a contract for water and sewer design in the HHBP, and seconded by Duane Sailors. Passed unanimously 4-0.

Other Business:

Scott's Square- requested assistance in adding security lights to his property. He would add 7 new lights to better light CR 300 S, his driveway entrances/exits and the parking lots for added security. Cost for the new lights were \$6,113, and Scott's Square would be responsible for the monthly light fees. The RDC has assisted Scott's Square with infrastructure improvements to date totaling \$79,582, but had originally allocated \$100,000. Duane made a motion to support the purchase of the security lights and to allow up to \$5000 to be used to move his business sign from CR 300 S to St Rd 25/Hoosier Heartland Corridor, seconded by Grover. Passed unanimously 4-0.

Christy inquired since LMU will be out adding lights to Scott's Square, maybe the RDC would like to add security lights or street lights to the entrance of the HHBP for additional safety and security for those coming into the park. Duane made a motion to have Christy get a quote from LMU, not to exceed \$7,000, seconded by Grover. Motion passed.

Christy requested to change the next meeting date due her attending the Site Selector's Guild in Indianapolis on 9/15-18, 2014. The next meeting will be Wednesday, Sept. 10, 2014 at 8:30 am in the Cass Co. Commissioner's Hearing Room.

There was no other Public Comment.

Adjournment:

Duane made a motion to adjourn, seconded by Ken; Motion carried unanimously.

Respectfully Submitted by,

A handwritten signature in black ink, appearing to read 'Ken Personett', written over a horizontal line.

Ken Personett, Secretary