

Russiaville Redevelopment Commission (TIF Board)

Regular Board Meeting

12/28/2023

Present: Mark Fulk, Rick Homkes, Kevin Johnson, Ned Sutherland, Roger Waddell

Absent: None

Guest(s): Janna Hyman, Jill Newby

Start: 18:04

Topics

Minutes

- Move by Ned, second by Roger to accept the minutes as presented. Passed unanimously.

Finances

- Reported by Rick that the TIF account balance for year end is \$248,953.15 with December deposits totaling \$34,652.04 from county tax revenues.

New Manual

- Short discussion was held regarding the "Handbook for Indiana Redevelopment Commission Members and Their Attorneys" dated November 2023. Mention was made that Redevelopment Commissions for towns generally have five members, with three appointed by the Town Council President and two appointed by the Town Council. Also mentioned was that the President and Vice-president of the RRC must be appointed by different entities.

TIF District and Economic Development Area lines

- Mark reported that the updated area lines are ready to go to Megan for transmittal to Dave Kieser.

Town Signage

- Mark reported that INDOT has assigned a ticket number (C50418734) for sign placement permits.

Generators for Community Center

- Still on hold until more is completed with the signage.

Kinsey Street Sidewalk

- Still on hold until more is completed on the South Union sidewalk extension. Roger reported that the right of way (ROW) for the South Union project is quite complicated.

Community Center Project

- Jill and Janna from the Park and Tree Board requested funds for Community Center Playground, Picnic Shelter, and Restroom Project. Rick stated that picnic areas were the second most desired amenity in both the 2016 and 2021 public surveys (trails were #1

both years). He also stated that a second picnic shelter would add to the quality of place in Russiaville, thus adding to quality of life, and that it would directly support the economic development zone of the Town of Russiaville. Rick made a motion to allocate \$50K for the construction of a picnic shelter in Community Center Park. Ned seconded. Discussion followed on restrooms, placement of the structure, and price. Concern was voiced about not have true quotes, but two estimates were presented (\$44K and \$47K not including utilities) of two different but similar structures. Rick amended the motion to state "that, pending legal review, the TIF Board / RRC take financial responsibility for the construction of a picnic shelter in Community Center Park." Mark asked for a vote and it passed 3-1.

Closing

- Next meeting set for 1/2/2024 at 18:00.

Meeting ended at ~19:20.

rlh