



Redevelopment Commission City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

November 14, 2023 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, November 14, 2023 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, Conrad Harvey, Dan Rogers, and Steve McLaughlin. Member Jack Whitecotton was not in attendance. Others in attendance were: Mayor Todd Barton; Megan Huckstep, Director of Planning and Building Services; Brandy Allen, Director of Operations and Community Development; Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; and Kathryn Vice, Executive Assistant, Department of Planning and Building Services.

President Virginia Servies called the meeting to order and roll was called.

Meeting minutes from October 17, 2023 were presented to the Commission for consideration. Dan Rogers moved to approve the minutes as presented. Thomas Neal seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. Taylor, Minnette, Schneider & Clutter (<i>September</i>)	\$ 227.50
2. Baker Tilly Municipal Advisors (<i>Annex. Fiscal Plan</i>)	\$ 3,125.00
3. DES Engineering (<i>Survey Airport</i>)	\$ 1,802.50
4. HWC Engineering (<i>Market St</i>)	\$ 3,560.00
5. HWC Engineering (<i>Brickyard</i>)	\$ 2,252.50
6. Crawfordsville Outdoor (<i>September</i>)	\$ 715.00

Conrad Harvey moved to approve the claims as submitted. Dan Rogers seconded. Motion passed 4-0.

City Clerk-Treasurer Terri Gadd was not present to provide an update on the financial report. Brandy Allen, Director of Operations and Community Development reported no known updates from the meeting prior.

Mayor Todd Barton provided an update. He reported two projects in the Commerce Park that he hoped to be announced soon, as they are presently finalizing the wording of the economic development agreements. Mayor Barton reported a small expansion project in existing industry that would be announced soon, as well as working a very large expansion project that was not close to agreement at this time. Mayor Barton stated the 2024 budgets had gone through Council and are at DLGF awaiting approval. He reported all of the READI one projects moving forward, which include Brickyard Nature Park, Lincoln Park, and Purple Heart Parkway. He reminded the Commission that with READI two we are now aligned to the northern, greater Lafayette region and stated they would be working closely with the County in regards to what proposed projects would look like there. Mayor Barton reminded members that the Ivy Tech



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lease expires at the end of this year, having three years left on the bond payment. He reported that the Career Academy Study had been completed and they are working towards a plan for the building with consideration to how much space Ivy Tech would occupy and how much space the CTE programs and adult education would occupy. Mayor Barton reported the projects on the south side, i.e. Purple Heart, to be moving forward and to be bid out soon, likely January with construction beginning next year. He reported working on all the infrastructure that goes along with that expansion. Mayor Barton reported the Arbor Homes subdivision, Hawkview, to be moving forward. He reported still being in talks with an apartment developer on the south side, anticipating an announcement in the spring. Mayor Barton reported a lot of activity on the retail front on the south side. He stated the reality is we do not know at this time where everything will end up and what will end up here, but reported being optimistic. Mayor Barton reported having finished business retention visits for the year. He also reported Workforce Alliance meetings being done for the year, to begin again in January. Mayor Barton reported on activity on the parcel on South Boulevard that the Commission agreed to acquire at last month's meeting, stating there had been quite a bit of activity there. He reported being in the appraisal stage there, with a couple different developers interested. However, it would not just be given up without a project lined up that would meet the needs of the community. Mayor Barton reminded members that Shortz Nature Park had been moved back to 2024 and there had been no change on the Ben Hur Building at this time. Mayor Barton reported wrapping up the EPA Brownfields Grant and would now be moving forward with a second one. Mayor Barton reported working on the engineering side of the Shelley Drain on the east side, which will have a profound impact on development in that area. He stated they would be signing new agreements with new engineering firms.

Virginia Servies requested an update on Wabash Avenue. Ms. Allen reported they are working again after a two month delay due to necessary replacement of the water main and all connected services that had been discovered after opening up the street. She stated they had a sixty (60) day period to close the road which began prior to the water main discovery. That period was frozen during the water main work and the clock on it began again once that work had been completed. She stated that sixty day period would expire at the end of November, which would not necessarily ensure that the project would be completed by that time, but that they would have to pay us for every day the road remains closed beyond the sixty days. Mayor Barton added that they would scope utilities for better understanding prior to any future projects.

Under items of miscellaneous business, Mayor Barton introduced Kelly Price, the new Fusion 54 Director. Ms. Allen requested Commission members confirm their attendance for the December 19th meeting within the coming days.

With no further business, the meeting adjourned at 8:41 a.m.



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Minutes Approved: _____

Virginia Service

President

V. Dan Jones

Member

Ernest B. Harvey

Member

Muel

Member

Member