

Huntertown Redevelopment Commission (RDC)

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Minutes from Huntertown Redevelopment Commission Meeting Minutes

Monday September 20, 2021 via Zoom / Town Hall

Members present at the Town Hall: Brandon Siefert; Mike Stamets; Rob Green; via Zoom video meeting: Ken McCrory. Also present were Beth Shellman, Huntertown Town Manager (Town Hall) and Ryan Schwab, Huntertown Clerk-Treasurer (Town Hall) and Randy Bailey, Huntertown Street Superintendent (Town Hall).

B Siefert called the meeting to order at 6:01 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

Meeting Minutes: A motion was made and seconded to approve the meeting minutes from the May 17, 2021 meeting (Rob Green – Mike Stamets). The motion was passed by unanimous vote.

New Business:

- 1) The 2022 RDC budget amount is \$200,000. The ability to spend that amount depends entirely on funds generated from the TIF. To date, the RDC has received just under \$25,000 with slightly less than \$25,000 arriving in December 2021.
- 2) B. Shellman began the discussion to review the Town of Albion Façade Improvement Grant for properties in the TIF district – the draft had been presented to the RDC members at the May 17, 2021 meeting. Discussion items were the grants being a 50-50 match; replacement awnings will be required to have no names or logos on them; and signage and/or lighting must be exterior only. The grant may also allow applicants to receive 100% of any architectural costs with a \$1,000 cap. Applicants must provide the RDC with three quotes for any grant requests. Applications will have to be approved by both the RDC and the Town Council. Ineligible items for grants will include residential structures in commercial areas. Applicants must provide a tax ID number to show that they are a

commercial business. Roof repairs as stated in the Albion program will remain the same for the Huntertown version.

- 3) TIF legislation allows the RDC to assist prospective developers with low interest bond payments, and etc. Many communities, such as Carmel, prefer this method instead of awarding tax abatements from the Town Council.
- 4) B. Shellman and B. Siefert discussed the 3-D "downtown" layout that they saw while on a visit to Carmel IN and thought it would be very beneficial for Huntertown to have one. The Carmel layout was very detailed, encompassed the entire surrounding area and was easily changeable to show proposed structures.
- 5) B. Shellman asked if the members had any other changes to the Albion program. There were none. A Huntertown version will be compiled and be presented to the RDC at the next meeting.
- 6) The RDC verbally proposes an initial limitation on grants at a max of \$5,000 until more funds are received. Fund disbursement will max out at \$42,000 for 2022 and grants will be considered/awarded on a first come, first serve basis.

Reports:

- 1.) B. Siefert reported that Theresa Steele had submitted her resignation from the RDC due to moving out of the Huntertown area. This position was an appointed position by the Town Council President. The Council President will have to appoint a new member at the next Town Council meeting.


Public Comment: (please keep to 3 minutes)

- 1.) No comments received.

Adjournment: The next meeting of the RDC will be at 5:00PM on October 18, 2021 at the Town Hall. There being no further business, a motion was made and seconded (Mike Stamets – Rob Green) that the meeting be adjourned. The motion was passed by unanimous vote at 5:36 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President