

## **Huntertown Redevelopment Commission (RDC)**

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### Minutes from the Huntertown Redevelopment Commission Meeting

Monday August 21, 2023 via Town Hall

Members present at the Town Hall: Brandon Siefert, Cole Mitchell, Randy Bailey, Mike Aker and Rob Green. Also present were Beth Shellman, Huntertown Town Manager and Ryan Schwab, Huntertown Town Clerk. Glenn Conkling from TriCon Development was in the audience.

B. Seifert called the meeting to order at 4:00 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

#### Oath of Office:

The Oath of office was administered to Mike Aker.

#### Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the May 4, 2023 meeting (Rob G – Randy B). The motion was passed by unanimous vote.

#### New Business:

1. B. Seifert led a discussion on the street light purchase for the Woods Rd. project combined with the ongoing light issues at the Lima Plank Industrial complex. The Town Council approved the purchase of eleven 20' street light poles with the overhanging-style light fixture for Wood Rd. During discussion on the installation of these lights on Woods Rd, it was discovered that the 20' height was too tall due to overhead power lines. There is limited area to install lighting due to the wide variety of underground utilities. The lights were special ordered and can't be returned. The Lima Plank project has been ongoing for multiple years. It seems that they need eleven lights to complete their project. Randy B. suggested that the eleven 20' lights be given to the Lima Plank complex with the understanding that any install costs would be their responsibility. Then Huntertown can purchase the 14' tall pole with the acorn style light, similar to those currently at the Town Hall and the Huntertown maintenance crew will install them. Since the Lima Plank Park

is part of the TIF area, the costs associated with the lighting can be paid from RDC funding. Ryan S. confirmed that the RDC has enough money in their account to cover the cost of the 14' poles and lights. Beth will contact Joe DePrisco to discuss this and will report back at the next RDC meeting. No vote was held – the topic was tabled until the September meeting.

2. B. Shellman reported that the Traffic Impact Study for the Hathaway Rd. development was being put on hold until the site developer (Glenn Conkling) could discuss the site plans more with the Allen County Highway, NIRCC and Huntertown. This study was tabled until the next RDC meeting.
3. B. Seifert led a discussion on the hiring of the Barnes and Thornburg group to be the RDC Attorney's. A Letter of Engagement was presented with a Not-To-Exceed price of \$10000 - \$15000 for their services. Tom Pitman from Barnes and Thornburg has already been advising the RDC in decision making. The RDC is required to have a Spending Plan completed and submitted by December 1, 2023. Tom Pitman would have to review this prior to submittal. A motion was made and seconded (Mike A – Randy B) to approve the Letter of Engagement with Barnes and Thornburg. The motion was passed by unanimous vote.

Public Comment: (please keep to 3 minutes)

- 1) Glenn Conkling from TriCon Development addressed the RDC members to state that from his experience, commercial growth along the Lima Rd. Corridor is about to explode.
- 2) Beth Shellman informed the members that she has announced her retirement effective February 1, 2024. Well wishes were given to Beth from all members.

Adjournment: The next meeting of the RDC will tentatively be held in September to discuss the above items. There being no further business, a motion was made and seconded (Mike A – Randy B) that the meeting be adjourned. The motion was passed by unanimous vote at 4:30 p.m.

  
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Rob Green, RDC Secretary

  
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Brandon Seifert, RDC President