

Huntertown Redevelopment Commission (RDC)

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Minutes from the Huntertown Redevelopment Commission Meeting

Monday September 18, 2023 via Town Hall

Members present at the Town Hall: Brandon Siefert, Randy Bailey, Mike Aker and Rob Green. Also present were Beth Shellman, Huntertown Town Manager; Ryan Nix from Service Electric; Joe DePrisco from Lima Plank Industrial Park; Mary Anne Gates from Greater Fort Wayne Business Weekly and Tom Pitman from Barnes & Thornburg.

B. Seifert called the meeting to order at 5:00 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the August 21, 2023 meeting (Mike A - Rob G). The motion was passed by unanimous vote.

New Business:

1. B. Seifert led a discussion on the street lighting for the Lima Plank Industrial Park. If the Town Council approves, the eleven 20-foot tall pendulum street lights purchased for Woods Road that are too tall to be installed on Woods Road will be donated to the Lima Plank Industrial Park. Randy stated that the Town will do the majority of the works to take down the old street lights in the park, leaving the five newer lights along the road where Joe DePrisco will gather them up and take them for sale or storage. Randy presented quotes from Service Electric to do the necessary electrical work to install the eleven lights, Garcia Concrete will drill the holes and pour eleven concrete bases and the RDC will purchase eleven new 14-foot tall Acorn-style lights from Lancon Electric that will be installed on Woods Road. Costs presented were: Garcia Concrete - \$11000; Service Electric - \$33787; Lancon Electric - \$46436.50. Total project cost would be \$91223.50. This project was contingent on the Town Council approving the donation of the 20-foot lights to the park. Note: once installed, the eleven 20-foot lights will NOT be the Town's

responsibility for any repairs or maintenance. Joe DePrisco agreed that the merchants in the park will assume all liability for repairs or maintenance. A motion was made and seconded (Mike A – Randy B) to purchase the eleven 14-foot Acorn style lights from Lan Con Electric for \$46436.50. The motion was passed by unanimous vote. A second motion was made and seconded (Mike A – Randy B) to have Service Electric perform the necessary electrical work to install the lights for \$33787 and Garcia Concrete to pour the concrete bases for \$11000. The motion was passed by unanimous vote. The Town will post on its social media platform the scope of this project once it is completed.

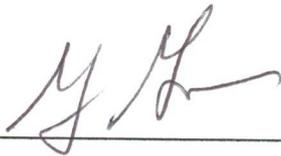
2. B. Seifert led a discussion on the installation of the 14-foot lights on Woods Rd. Service Electric will provide a written quote to do the electrical installation once they have a chance to review the specification sheet for the lights. The discussion on the Woods Rd. lighting was then tabled until the next RDC meeting.
3. B. Shellman introduce Tom Pitman who led a discussion on forming a second TIF District for the Copper Creek development. A timeline was presented with the upcoming dates and actions that need to occur in order to establish this second TIF District. The entire Huntertown area was previously established to be an Economic Development Area, therefore this second TIF District will just be an amendment to the original TIF District that was previously established. Tom and Beth led a discussion on a new State resolution for TIF Districts that will require a specific spending plan for the TIF funds to be filed prior to December 31, 2024 for the 2025 calendar year. This resolution will probably be re-worked before it is ever implemented as it is nearly impossible to know everything that might coming in for 2025 by the end of 2024. More information on this resolution will be discussed at a later date. A motion was made and seconded (Mike A – Randy B) to accept Huntertown Resolution 2023-001, a Resolution of the Town of Huntertown RDC approving certain amendments to the Declaratory Resolution and Economic Development Plan for the Huntertown Economic Development Area. The motion was passed by unanimous vote.
4. B. Shellman led a discussion on the potential purchase of a residential structure on Trinity Street that would go along with the Town’s plans to purchase the Post Office building. In order to purchase this residential structure, two appraisals will need to be made. Prior to getting these appraisals, the Town Council must approve getting them. A motion was made and seconded (Mike A – Randy B) to approve

not-to-exceed \$5000 for the two appraisals, pending Town Council approval to move forward. The motion was passed by unanimous vote.

Public Comment: (please keep to 3 minutes)

1) None

Adjournment: The next meeting of the RDC will tentatively be held in October 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 5:30 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President