

## Huntertown Redevelopment Commission (RDC)

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### Minutes from the Huntertown Redevelopment Commission Meeting Wednesday May 8, 2024 via Town Hall

Members present at the Town Hall: 2024 Board - Brandon Siefert, Randy Bailey, Mike Aker, Dan Roy and Rob Green. Also present were Hannah Walker, Huntertown Town Manager;; Pat Freck, Town Council President; Pete Mallers, Beers Mallers Attorneys; Mark Hughes, Parkview Health and several Parkview representatives; and Mary Ann Gates, Greater Fort Wayne Business Weekly. Present via Zoom were Ryan Schwab, Huntertown Town Clerk and Tom Pitman, Attorney with Barnes and Thornburg.

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:

1. R. Schwab administered the Oath of Office to Brandon, Randy, Mike, Dan and Rob.

#### Election of Officers:

1. A motion was made and seconded for Brandon Siefert as President (Randy B – Dan R). The motion was passed by unanimous vote. A motion was made for Mike Aker as Vice President (Randy B). H. Walker informed the group that a new State Statute prevents Council Members from serving as both the President and Vice President on the RDC. A second motion was made and seconded for Randy Bailey as Vice President (Rob G – Mike A.) The motion was passed by unanimous vote. A motion was made and seconded for Rob Green as Secretary (Brandon S – Mike A). The motion was passed by unanimous vote.

#### Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the December 18, 2023 meeting (Rob G – Randy B). The motion was passed by unanimous vote.

### New Business:

1. B. Seifert introduced P. Mallers to begin the Parkview Roundabout discussion. A handout was presented to the RDC outlining the 34-acre parcel at the corner of Lima and Gump Roads that Parkview purchased to build a new medical complex. Parkview is currently building a medical building on the site and intends to be open in November 2024. The entrance into and out of the new development will be onto Gump Rd per INDOT requirements. The purpose of this presentation is to discuss that intersection. INDOT regulations prevent the intersection from permanently having a traffic signal. After a traffic study was performed, the best alternative is to construct a roundabout at the new intersection and Hunters Ridge Lane. Parkview is requesting two TIF incentives for this intersection. The first is a 25-year TIF for the Hunters Ridge Lane intersection. The second is for the roundabout. Parkview is requesting a shorter reimbursement for the roundabout and is proposing a 5-7 year reimbursement. Parkview is aware that this, along with other items, will need to be negotiated between Parkview and Huntertown. The purpose of tonight's discussion was an introductory meeting to present the proposal. No RDC action was required at this point.
2. B. Seifert opened the discussion portion of the roundabout presentation. It was confirmed that the traffic study was completed, INDOT won't allow a light as the intersection is too close to State Rd. 3, with its 55-mph speed limit. Farmer's & Merchants Bank and the Willows Restaurant have been informed of the roundabout and have approved the proposed design. There will be a partial crossover barrier with the current design. Questions about the sidewalks in the roundabout were addressed with all parties. The Hunter's Ridge subdivision has not been consulted on the project as there is no HOA for it. Drainage issues were addressed and a covered culvert is planned. With no final questions or discussion, the next steps were discussed.
3. T. Pitman stated that the RDC will have to hold a separate meeting to discuss the project and the actions they intend to take. After this meeting takes place, Parkview hopes that a resolution can be made regarding the roundabout. No date was set for the next RDC meeting.

### Old Business:

1. R. Bailey discussed the Lima Plank Business Park street lighting project. There is one more street light needed to complete the project. A quote for the street light was presented. There will be some wiring work that needs to be completed also. A motion was made and seconded (M. Aker – D. Roy) to approve NTE amount of \$6000 to complete the lighting project. The motion was passed by unanimous vote.

Reports:

1. B. Seifert intends to schedule an Executive Session with the RDC and T. Pitman to discuss the Parkview roundabout and the façade grant renewal for 2024.
2. M. Aker asked about the sidewalk repairs at Old Lima and Gump Road. R. Bailey stated that as part of the Gump Rd. project, the sidewalks will all be replaced.
3. M. Aker asked that the RDC be presented with a current budget for the next meeting.

Public Comment: (please keep to 3 minutes)

- 1) None

Adjournment: The next meeting of the RDC will be scheduled as needed. There being no further business, a motion was made and seconded (M. Aker – Randy B) that the meeting be adjourned. The motion was passed by unanimous vote at 4:35 p.m.

  
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Rob Green,

RDC Secretary

  
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Brandon Seifert,

RDC President