

Huntertown Redevelopment Commission (RDC)

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Minutes from the Huntertown Redevelopment Commission Meeting
Wednesday May 28, 2024 via Town Hall

Members present at the Town Hall: 2024 Board - Brandon Siefert, Randy Bailey, Dan Roy and Rob Green. Present by Zoom – Mike Aker. Also present was Jason Hazelett, Steppin' Up Physical Therapy.

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.

Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the May 8, 2024 meeting (Rob G – Randy B). The motion was passed by unanimous vote.

New Business:

1. B. Seifert introduce Jason Hazelett from Steppin' Up to discuss the property they are proposing to build a new facility on the southeast corner of Lima and Gump Roads. Jason was looking for an update on the potential round-a-bout proposed for the Parkview – Hunters Ridge access. Steppin' Up has had a purchase agreement for two years now for the parcel but access into and out of that parcel is an issue. Two possible access points would be a back drive that would run south of the bank / restaurant or a shared drive with the bank. The back drive idea is no longer financially feasible as a property owner that owns a small parcel of land wants an exorbitant amount of money for it. If the round-a-bout was built, Steppin' Up has an agreement with the bank and would then share the current bank driveway. B. Seiffert informed Steppin' Up that the round-a-bout solves most of the issues with the property at that area but at this time, Parkview needs more time to complete their proposal to present to Huntertown. The RDC can't guarantee Steppin' Up that the round-a-bout will be built, but it is the option that all parties agree is the best option. B. Seiffert suggested that since Steppin' Up has

more information to present since they last addressed the Town Council, they should attend the June 3rd or 17th meeting to update Council of their plans. There is also the possible sale of the closed Hunteertown Water plant on that same parcel of land and Steppin' Up can discuss that with the Council at the same time. J. Hazelett plans to attend one of the upcoming meetings as he has a due date for a purchase decision of June 20, 2024.

Old Business:

1. R. Bailey discussed the Lima Plank Business Park street lighting. The quote for the street light from the May 8, 2024 meeting was discovered to be for the incorrect light. The correct light is \$1775 more expensive than the quote from May 8th. There will be some wiring work that needs to be completed also. A motion was made and seconded (R. Green – D. Roy) to amend the May 8, 2024 NTE amount of \$6000 to complete the lighting project to now be a NTE amount of \$8500. The motion was passed by unanimous vote.

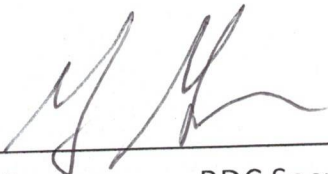
Reports:

1. M. Aker announced that T. Pitman, RDC Attorney, was recently present at the Town Hall to discuss possible TIF funding for the Byron property with P. Freck. More info on this will be presented soon.
2. M. Aker asked that the RDC review the funding amounts for grant requests for 2024 at the next RDC meeting .
3. R. Green reminded the RDC that a current budget is needed for the next RDC meeting in order to review possible funding increase.

Public Comment: (please keep to 3 minutes)

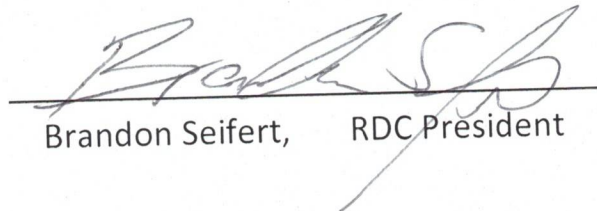
- 1) None

Adjournment: The next meeting of the RDC will be scheduled as needed. There being no further business, a motion was made and seconded (R. Bailey – D. Roy) that the meeting be adjourned. The motion was passed by unanimous vote at 4:25 p.m.



Rob Green,

RDC Secretary



Brandon Seifert,

RDC President