

Huntertown Redevelopment Commission (RDC)

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Minutes from the Huntertown Redevelopment Commission Meeting
Tuesday February 21, 2025 via the Town Hall and Zoom

Members present: 2025 Board - Brandon Siefert, Dan Roy, Randy Bailey, Mike Aker and Rob Green. Also present were Hannah Walker, Huntertown Town Manager, Ryan Schwab, Huntertown Town Clerk and Mary Ann Gates, Greater Fort Wayne Business Weekly | KPC News Media (Zoom).

B. Seifert called the meeting to order at 5:30 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

Election of Officers:

1. A motion was made and seconded for Brandon Siefert as President (M Aker. – R. Bailey). The motion was passed by unanimous vote. A motion was made for Randy Bailey as Vice President (M. Aker – D. Roy). H. Walker reminded the group that the new State Statute prevents Council Members from serving as both the President and Vice President on the RDC. The motion was passed by unanimous vote. A motion was made and seconded for Rob Green as Secretary (B. Seifert – D. Roy). The motion was passed by unanimous vote.

Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the November 18, 2024 meeting (R. Green - M. Aker). The motion was passed by unanimous vote.

New Business:

1. H. Walker presented the RDC members with a list of proposed dates for the 2025 RDC Meetings. Each meeting will precede the second monthly Town Council meetings. A motion was made and seconded to approve the 2025 RDC Meeting dates (M. Aker – D. Roy). The motion was passed by unanimous vote.

2. R. Bailey presented the RDC Members with a proposal from Carrier and Gable, Inc. and Messmann Enterprises in the amount of \$15525 for the purchase and installation of two pedestrian flashing signs to be installed on Hathaway Rd. across from the Aspen Meadows Grade School. A discussion was held to see about splitting the cost between the RDC and NWAC Schools. A motion was made and seconded for the RDC to approve the entire amount for the sign purchase and installation (R. Bailey – M. Aker). The motion was passed by unanimous vote.
3. The RDC was presented with a 2024 Fiscal Report and 2025 Spending Plan from R. Schwab and to review. The fiscal report showed the YTD revenue (\$169660.60) and YTD Disbursed amount (\$49692.75) with the current balance of \$207631.96. Highlights of the spending plan were outlined: Prepared with the assistance of Tom Pitman, RDC Attorney; Debt Payments of zero dollars; capital expenditures contemplated = \$80,000; Grants or Loans for neighborhood development = \$50000; Professional expenses = \$32000. Total 2025 spending plan is budgeted at \$162000. This document is amendable as needed moving forward. The report must be submitted to the DLGF by December 1, 2025. A review of the RDC spending will be performed at the next audit. A discussion was held on the current Property Tax and TIF revenue changes pending in the State Senate. The outcome of the Senate plan could affect TIF funding for 2025. A motion was made and seconded (R. Green – M. Aker) to approve the 2025 Spending Plan. The motion was approved by unanimous vote.

Old Business:

1. None

Reports:

1. H. Walker gave updates on three current TIF Related projects: A) Parkview Roundabout – with the funding application denied from the State, the project is on hold as Parkview discusses their options. The Parkview building opened at the end of 2024 and they will continue to use the driveway east of the roundabout location. B) With the installation of the new County Councilman Ron Turpin, discussions on the Byron property have resumed. C) The commercial developments at Copper Creek are continuing. There is a new dental office complex proposed, and the new Starbucks is nearly completed.

Public Comment: (please keep to 3 minutes)

1) None

Adjournment: The next meeting of the RDC is scheduled for Monday March 17th at 5:30pm. There being no further business, a motion was made and seconded (M. Aker – D. Roy) that the meeting be adjourned. The motion was passed by unanimous vote at 5:51 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President