

MINUTES OF
REDEVELOPMENT COMMISSION MEETING
Hearing: RC2023-03
Thursday April 20, 2023 at 1:00 PM

The Rensselaer Redevelopment Commission held a Public Hearing on Thursday April 20, 2023. Commission President Stan Haines brought the hearing to order at 1:00 pm. Stan Haines requested Kenny Haun do roll call.

Present: Stan Haines, Estel George, Kenny Haun, Bob Brenneman and Bill Hollerman

Absent: Janice Deno

City of Rensselaer: Mayor Wood, Shelby Keys, Joshua Davis, Jerry Lockridge and Jessica Call

Guests: Jacob Ahler and Bob Schenk

Previous Minutes: Stan Haines asked for a motion to approve the minutes presented from Meeting RC2023-02 held on Thursday March 16, 2023. Estel George made a motion to approve the minutes as presented, second by Bill Hollerman. President Haines said all in favor say Aye. All said Aye.

Motion Passed.

Old Business: None

New Business:

A. 2022 TIF Management Report

Shelby Keys has been working with Anika Bowen to collect the appropriate information and submit it to Baker Tilly. Baker Tilly then generates an annual report in which Shelby submits to Gateway – online reporting for commissions. The deadline for this report was April 15, 2023 and Shelby stated that she presented the report to the members two weeks prior. Shelby stated there was no action needed from members; required was the acknowledgement of this report, just as City Council. Kenny Haun expressed his concern with section 2260 on page two, that the Redevelopment Commission already had allocated funds for each allocation area. Although Shelby did not know how to answer, she assured members that she would be in contact with Baker Tilly to obtain the answers. Stan Haines inquired about the Redevelopment Commission Expenditures: Building Department Fees, Childhood Education Fees and Bank Fees with the amount of \$157,928.88. Adam Alson came before the board last month on behalf of Appletree to ask for \$130k; however, Stan Haines and other members were curious how the remaining funds were dispersed. At the next scheduled meeting, Estel George wants an explanation of what the fees were for, so they may obtain clarification. Shelby Keys informed members that she did not have answers for them. Baker Tilly took the submitted information and used six to seven subcategories for their report. Shelby would contact them to retrieve the answers in question. Stan Haines entertained a motion to approve the report as presented.

Motion made by Bob Brenneman, second by Bill Hollerman. President Haines said all in favor say Aye. All said Aye.

Motion Passed.

B. EDA Reimbursement Grant Funds

Jerry Lockridge reiterated that the Redevelopment Commission previously agreed to participate in the EDA Brick Street Grant, and explained how the EDA Reimbursement Grant worked. Once construction

begins, the city will be invoiced in increments. The Redevelopment Commission will utilize TIF Funds to pay the invoices. Once there is a receipt of payment, the Redevelopment Commission will receive the refund. The time of reimbursement is between 30 and 60 days. The total estimated amount of the Brickstreet Project is \$2.5 million dollars; Mayor Wood added that the grant amount was for \$1.8 million, and the City of Rensselaer had K-IRPC administering the grant. Construction is set to begin the end of July or beginning of August. The city had to submit plans to the EDA; bids endowed in June, with commencement in July. The construction timeline for the project is estimated at 240 days.

Estel George wanted to know why the Redevelopment Commission had to front the money. Jerry Lockridge said the federal reimbursement grant just worked that way. President Haines entertained a motion for approval. Bill Hollerman made the motion, second by Bob Brenneman. President Haines said all in favor say Aye. All said Aye.

Motion Passed.

C. Open Discussion

- Stan Haines stated he received a phone call from Spencer Valentine, an independent contractor who is able to provide Rensselaer with a \$15 million dollar grant for electric vehicle (EV) charging stations. Mayor Wood said he would talk to Joel, the city's Electrical Engineer, at the next council meeting; he is certain that IMPA would have a better deal to offer for installation of EV charging stations.
- There was discussion about extending the city's main sewer line to Good Oil. There has not been much progress. Mayor Wood confirmed there has been a lot of negotiating, but there are too many feet in the fire to come to an agreement at this time.
- White Castle is going to present a new abatement at the council meeting on April 24, 2023. Demolition and a new construction will be taking place on White Castle property. The addition will allow new jobs to be available in the City of Rensselaer. White Castle and the surrounding businesses need to collaborate for a more efficient drainage plan to solve the surface water issue in that vicinity.

D. Claims

Kenny Haun informed the members of the bills that needed approval.

Claims listed below:

- \$36,000.00 – February Brick Street Design
- \$175.00 – Phone Conference/Title Work (Jacob Ahler)

With a total of \$36,175.00 in claims. Motion to approve made by Bill Hollerman, second by Estel George.

Motion Passed.

Next Meeting: TBD

Redevelopment Commission President Stan Haines entertained a motion to adjourn the meeting. Motion made by Estel George, second by Bill Hollerman.

Motion Passed:

Meeting adjourned at 1:44 pm