

**MINUTES OF
Rensselaer Redevelopment Commission
Monday, February 5, 2024 at 5:00 pm CT**

I. Call to Order:

The members of the Rensselaer Redevelopment Commission (RRC) met on Monday, February 5, 2024 in City Hall Council Chambers. Commissioner, Kevin Smith, called the meeting to order at 5:00 PM CT. Building Commissioner (BC) Joshua Davis, was asked to proceed with roll call.

II. Roll Call

Present: Commissioners - Jeff Webb, Kevin Smith, Matt McAleer, Robert (Bob) Brenneman, Estel George (via phone). School Board Rep Janice Deno and BC Joshua Davis.

Absent: Clerk-Treasurer Keys

Guests: Mayor Phillips, Councilman Arnold, City Attorney Sammons, Parks Superintendent Joe Effinger, Robert Schenk (Rensselaer Adventures), Adam Alson & Kim Denton (Appleseed), Sara DeYoung (JCEDO), Brienne Hooker (JNF)

III. Swearing In

Commissioner Smith asked Mayor Phillips to proceed with the annual swearing in of the commissioners. Commissioners Webb, Smith, Brenneman, and McAleer swore their oath of office. Commissioner George, who was attending virtually, will be sworn in at a later date.

IV. Election Of Officers

Commissioner Smith asked for nominations from the commissioners for the positions of President, Vice-President, & Secretary.

President: Brenneman nominated Smith to replace past Commissioner Stan Haines, seconded by Webb.

Motion Passed

VP: Brenneman nominated George to remain in position, seconded by Webb. **Motion Passed**

Secretary: Webb nominated himself to remain in position, seconded by Brenneman. **Motion Passed**

V. Approval of Past Minutes:

President Smith presented the minutes of the previous meeting held on Monday, February 5th. Motion to accept made by Webb, seconded by McAleer. **Motion Passed**

VI. Claims

President Smith asked BC Davis to explain the single claim before the RRC. Davis explained that it was the cost of posting the Legal Notice in the newspaper for the rebid for the Brickstreet Project. Brenneman made a motion for approval, seconded by McAleer. **Motion Passed**

VII. Old Business

A. R & M Wholesale Update:

BC Davis informed the RRC that the property had been sold to a local church and that they were in the planning stages to redevelop it into a two-story house of worship. The church did go before the BZA to get a conditional approval to have the church in the downtown district. The BZA approved the petition but they also made it conditional on a few items. One, they could not prevent anyone from getting a liquor license within the district and they could not oppose the creation of any nearby DORAs. Two, they would need to come back to the BZA for their finalized plans to be approved. Three, before they could get a permit to start construction, they would need to supply the city with a bond for the cost of demolishing the and clearing the site.

**MINUTES OF
Rensselaer Redevelopment Commission
Monday, February 5, 2024 at 5:00 pm CT**

B. Brick Street Project

Mayor Phillips informed the RRC that the project was on schedule to have a groundbreaking ceremony the week of February 18th and then would be set to close the streets and start construction the following week. Substantial completion of the project is scheduled to be finished by early September.

VIII. New Business

A. RCRDC & Park Board Payment Request

Parks Superintendent Joe Effinger clarified to the RRC that the payment request was for the \$25,000 that they approved the previous year. The public funds would be used to continue and improve the youth educational programming that the parks have been producing the past several years. Webb made a motion to release the funds, seconded by McAleer. **Motion Passed**

B. Baker Tilly 2023 Tax Increment Report

BC Davis presented the report to the RRC for them to begin their review. Baker Tilley will be coming to review the report with the Mayor, Clerk-Treasurer, and BC Davis on Tuesday, March 5th. Brenneman made a motion to accept the report pending an update on meeting with Baker Tilly, seconded by Webb. **Motion Passed**

C. Appleseed Childcare Educational Funding Request

Adam Alson, President of Appleseed Childhood Education, Inc. presented his third annual request for the Commission's TIF funds that can be contributed to educational programs. Over the past two years the RRC has contributed \$245,000 to this program and the Jasper County Government has also contributed an additional \$300,000 for a total of \$545,000. The County has already approved contributing an additional \$150,000 this year and he is requesting the RRC continue their last commitment of \$130,000. There was a long discussion where Alson explained the program operates at approximately a \$300,000 annual loss. Alson did not have specific revenue or expenditure figures with him but informed the RRC he could supply with more detailed information.

BC Davis reminded the RRC that they had already committed \$75,000 of the available funding to the Parks & Rensselaer Schools. Additionally, they had also previously agreed to help the cashflow the Brick Streets Project due to the repayment process of the EDA grant. Mayor Phillips also contributed to the discussion with the idea of asking the City Council to add Appleseed to the annual budget. Webb made a motion to table the decision until a later date, seconded by Brenneman. **Motion Passed**

D. 2024 Regular Meeting Schedule

President Smith asked the RRC for their thoughts on a regular meeting schedule for 2024. There was a short discussion about the need for a meeting every month. BC Davis he would do his best to prevent unnecessary meetings but during the Brick Streets project they would need to meet monthly to approve the Claims. McAleer made a motion to continue their monthly meetings on the 1st Monday of each month at 5 PM CT, if needed. Seconded by Webb. **Motion Passed**

IX. Adjournment:

President Smith adjourned the meeting with a motion by Webb, seconded by Brenneman. **Motion Passed**
Meeting adjourned at 5:44 PM CT.

Next Meeting: Monday, March 5, 2024 at 5:00 PM CT

Minutes Prepared by: Building Commissioner, Joshua Davis