

**MINUTES OF
RENSSELAER REDEVELOPMENT COMMISSION
Monday, August 5, 2024 at 5:00 PM CT**

The Rensselaer Redevelopment Commission (RRC) held a meeting on Monday, August 5th. Commission President Smith called the meeting to order at 5:02 PM CT and requested Building Commissioner Davis to perform the roll call.

I. Roll Call

Present: President - Kevin Smith, Vice President - Estel George, Secretary - Jeff Webb, Commissioner - Bob Brenneman, Commissioner - Matt McAleer, School Board Rep - Janice Deno, City Attorney - Todd Sammons, and Building Commissioner (BC) - Joshua Davis.

Absent: Clerk-Treasurer - Shelby Keys

Guests: Councilwoman Weishaar, Councilman Arnold, Building Department Assistant Krystal Bassett, Gas Utility Superintendent Carol Lockridge, SSWS Superintendent Bryce Black, Bob Schneck, JoAnn McElfresh, Greg Whaley.

II. Previous Minutes

President Smith presented the minutes of the meeting held on July 1, 2024. Motion to approve the minutes was made by Brenneman, seconded by McAleer. **Motion Passed**

III. Claims

BC Davis presented four (4) claims to the RRC. Webb made a motion to approve the claims, seconded by George. **Motion Passed**

IV. Old Business

A. Rensselaer Miniature Train Exhibit Proposal

BC Davis reported that he had been in contact with Sarah Zager in regards to a start up proposal, which the RRC approved to fund at the July 1st meeting. He added that he would plan on bringing that proposal to the next meeting on September 2nd, 2024.

V. New Business

A. RRC 01-2024 Declaratory Resolution to Amend Drexel/Fairgrounds E.D.P.

BC Davis mentioned that there had previously been an exit interview with the Board of Accounts in which the topic of funding, taken from TIF areas, would need to be reviewed. Because of all of the amendments that had been done over the years, Josh explained that each time a project comes up, there is a lot of unnecessary deciphering that has to be done in regards to funding. He proposed that the matter be tabled with the idea of creating an entirely new TIF, to which the Board agreed.

Smith made a motion to table the RRC 01-2024 Declaratory Resolution to Amend Drexel/Fairgrounds E.D.P. Seconded by Brenneman. **Motion Passed**

B. Acknowledgement of Receipt - SME Phase I Environmental Report

BC Davis presented the Phase I Environmental Site Assessment Report, while mentioning that SME would like the approval of the Board to move onto Phase II. Based on field observations, a review of readily available historical and regulatory records, and interviews, it was determined that the findings warrant further assessment of the property. Some of the listed matters were the property's history of use as a gas station, the proximal location to a power plant, and a sewer drain located within the property.

Webb made a motion to accept the Phase I Environmental Report. Seconded by George. **Motion Passed**

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C. Ratify 7th Street Residential TIF Creation Poll

BC Davis mentioned that a Phone Poll was taken by Building Department Administrative Assistant Krystal Bassett to begin legal and financial work to create a residential TIF around 7th Street. In this poll, the Board of Commissioners approved the Mayor to sign the engagement letter with Bose McKinney & Evans and release Baker Tilly to begin their work to create the new residential TIF district with the understanding that the estimated cost for their services may range from \$17,500 to \$25,000.

Following an extended conversation about what this TIF would bring in terms of real estate and investment potential, Smith made the motion to ratify the 7th Street Residential TIF Creation Poll, seconded by McAleer. **Motion Passed**

D. 7th Street Residential TIF Area Timeline Discussion

BC Davis presented a timetable for amending the economic development plan for the Drexel/Fairgrounds consolidated economic development area. This timeline would include a Declaratory Resolution, PC Order, Approval Resolution, Notice of Hearing, Public Hearing, Adoption and Record of Confirmatory Resolution and an Update DLGF and notice to the Auditors. All being done prior to the end of 2024. Davis ended the conversation with the intent to continue to bring updates until the Resolution was ready for formal approval from the RRC.

E. Gas Utility 114/I-65 Extension Update

BC Davis provided the Board a cost estimate for the material and labor that would be required within the project of boring the gas utility under the north side of I-65. The project would include finishing out the loop which provides the utility to the west side of 114. Superintendent Lockridge answered questions raised by the Board in reference to the Extension. Davis updated that Lockridge would like the Board's approval to further pursue an engagement letter and plan from the engineers.

Webb motioned to approve Lockridge's request to acquire the engagement letter and plans from the engineers for the boring of gas utilities under I-65. Seconded by George. **Motion Passed**

VI. Public Comments

There were no public comments to report.

VII. Adjournment

George made motion to adjourn, seconded by Webb. **Motion Passed.**

Meeting adjourned at 5:52 PM CT.

Next Meeting: Tentatively, September 2nd, 2024 at 5:00 PM CT

Minutes Prepared by: Krystal Bassett, Building Department Administrative Secretary