

**MINUTES OF
RENSSELAER REDEVELOPMENT AUTHORITY
Thursday, January 23, 2025 at 3:30 PM CT**

I. Call to Order

The Rensselaer Redevelopment Authority (RRA) held a meeting on Thursday, January 23, 2025. Berenda brought the meeting to order at 3:33 PM CT.

II. Roll Call

Present: Loren Berenda, Avery Douglas, Jacob Ahler, Building Commissioner (BC) Joshua Davis, Attorney Todd Sammons

Absent:

Guests: Mayor Phillips, Clerk Treasurer Shelby Keys, Secretary Krystal Bassett, Bob Schneck,

III. Swearing-In

Mayor Phillips initiated the Swearing-in Ceremony for Jacob Ahler, the latest member of the RRA.

IV. Approval of Previous

Berenda presented the minutes from the last RRA Meeting, held on Monday, August 28, 2024. Motion to approve was made by Douglas, seconded by Ahler. A vote was then taken with all in favor. **Motion Passed**

V. New Business

A. Election of Officers

BC Davis explained that an election of officers must take place and that the members of the RRA could proceed with nominations. It was collectively agreed that Douglas would assume the role of President, Berenda would serve as Vice President, and Ahler would act as Secretary.

Berenda motioned to vote on the approval of the election of officers. **Motion Passed**

B. Approval of Claim(s)

BC Davis presented the claim for the bond payment which is billed out twice a year.

Ahler made the motion to approve the claim, seconded by Berenda. **Motion Passed**

C. Review TIF Funds & Bond Accounts

BC Davis presented the report from Bakertilly, which encompassed all of the City's TIF Districts and included a payment schedule for the bond associated with the Fire Station, extending through 2040. The report also detailed projected revenues that could be generated should an additional bond be required, as well as the annual revenue streams available to service those bonds. Additionally, a fund report was included, outlining the balances of all accounts linked to the RRA. Currently, the only active bonds are those related to the Fire Station. BC Davis further noted that a consultation had occurred with Attorney Dennis Otten, who indicated that encumbered funds could be reallocated as necessary for bond payments. He also mentioned that a meeting might be warranted in the near future if a developer expresses interest in the new Residential TIF District. Furthermore, he highlighted that RRA members are mandated to convene biannually, with the option to participate virtually. Berenda inquired about the possibility of making early payments on the bond, to which BC Davis replied that such an action would not be advantageous and would result in the closure of the bond.

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D. 2025 Meeting Schedule

The members of the RRA convened to deliberate on the meeting schedule for 2025, reaching a consensus to hold meetings in June and December for the purpose of approving the bond payment. It was decided that these meetings would take place on a Thursday at 3:30 PM CT, with the intention of informing the media and publishing the agenda at least two days in advance.

VI. Public Comments

Douglas initiated a conversation regarding metal detectors and their potential role in enhancing the security of City Hall against possible threats.

VII. Next Meeting

June (To be determined)

VIII. Adjournment

With no other business coming before the RRA, Ahler made a motion to adjourn, seconded by Berenda. **Motion Passed** Meeting adjourned at 3:44 PM CT

Next Meeting: November (TBD)

Minutes Prepared by: BD Administrative Secretary Krystal Bassett