

**MINUTES OF
RENSSELAER REDEVELOPMENT COMMISSION
Monday, April 7, 2025 at 5:00 PM CT**

The Rensselaer Redevelopment Commission (RRC) held a meeting on Monday, April 7, 2025. Commission President Smith called the meeting to order at 4:59 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, School Board Rep - Janice Deno, and Building Commissioner (BC) - Joshua Davis.

Absent: Commissioner - Matt McAleer, Clerk-Treasurer - Shelby Keys

Guests: Mayor Phillips, SSWS Superintendent - Bryce Black, Councilman - Kevin Arnold and Admin Assistant - Krystal Bassett

II. Previous Minutes

President Smith presented the minutes of the meeting held on February 3rd, 2024. Motion to approve the minutes was made by Webb, seconded by George. **Motion Passed**

III. Claims

BC Davis presented ten (10) claims to the RRC in the total amount of \$211,753.79. George made a motion to approve the claims, seconded by Smith. **Motion Passed**

V. Old Business

A. Brick Streets Improvements

Black updated that the punch list items for the Brick Streets Improvements have been fully addressed, with the final payout scheduled to be submitted to Council for approval at their upcoming meeting on the 14th.

B. 7th Street Development

Black updated that claims are coming and the survey has been done. Track to begin in June. Utilities should be done within 6 weeks to two months after.

C. I-65 Gas Extension

Black updated that open bids were complete March 24th, county approved moving forward with Gatlin as the lowest bidder at \$3.75 million. This will go before council for approval pending the securing of easements with hopes to begin work this coming summer.

D. Melville St

Black mentioned the plan for Melville to wrap up by Easter, including the completion of boring, gravity pipe installation and then finishing out the paving and concrete work. He explained that the situation involved a 24 inch clay line, running from Clay Street and along the Iroquois River along Melville. A sink hole opened up in the middle of the railroad tracks and a bypass pump was put in place on February 7th to mend the issue during the time of repair.

VI. New Business

A. Restrooms / ADA Improvements at Brookside Park

Hall stated her plan to make the Rensselaer Parks more accessible to its patrons by making improvements to the facilities within them. After an extended conversation, the RRC was asked to provide the Parks Department with funding in the amount of \$14,000 which would be utilized for bringing the restroom at Brookside Brook up to ADA standards. The improvements would include the reconfiguring of the stalls as well as the installation of commercial grade partitions. Another \$5,000 in funding was mentioned in addition to this request, by Councilman Rayburn, for the purpose of replacing the roof on this facility.

**MINUTES OF
RENSSELAER REDEVELOPMENT COMMISSION
Monday, April 7, 2025 at 5:00 PM CT**

Webb made a motion to approve funding for the improvements and a roof, not to exceed \$20,000. The motion was seconded by George. **Motion Passed**

B. Ratify Poll to Approve Claim for Emergency Sewer Repair Prior to Meeting

Following the explanation of the emergency sewer repair from Black, Brenneman motioned to ratify the poll to approve the claim, seconded by Webb. **Motion Passed**

C. Acceptance of Baker Tilly's April 15th Annual DLGF Report

The 15th annual DLGF report from Baker Tilly was presented to the RRC. BC Davis explained that the information provided within the report included a review of items from the previous year, TIF areas, and outgoing funds within each of the separate TIF areas.

Webb motioned to accept the annual report, seconded by Smith. **Motion Passed**

D. Funding Request for Community Arts Project

Mayor Phillips requested funding in the amount of up to \$25,000 toward the continuation of the mural program. He will be applying for a matching grant from Jasper County Tourism Commission.

George motioned to approve funding in the amount of \$25,000 for the Community Arts Project, seconded by Webb. **Motion Passed**

E. Determine Executive Meeting Time to Discuss Property Acquisition Strategy

After a discussion among the RRC, it was determined that the Executive Meeting, to discuss strategy for purchasing 470 N Cullen St, would take place on Monday, April 14th at 5:00 P.M. CT within the Council Chambers of City Hall.

VI. Public Comments

Mayor Phillips mentioned Senate Bill 1, expressing his concern for how the bill could potentially impact the RRC directly.

VII. Adjournment

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

Meeting adjourned at 5:45 PM CT.

Next Meeting: May 5th, 2025 at 5:00 PM CT

Minutes Prepared by: Krystal Bassett, Administrative Assistant