

MINUTES OF  
**REDEVELOPMENT COMMISSION MEETING**  
**Hearing: RC2023-04**  
Thursday May 25, 2023 at 1:00 PM

The Rensselaer Redevelopment Commission held a Public Hearing on Thursday May 25, 2023. Commission President Stan Haines brought the hearing to order at 1:05 pm. Stan Haines requested Kenny Haun do roll call.

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

**Absent:**

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

**Guests:** Jacob Ahler and Bob Schenk

**Previous Minutes:** Stan Haines asked for a motion to approve the minutes presented from Meeting RC2023-03 held on Thursday April 20, 2023. Bill Hollerman made a motion to approve the minutes as presented, second by Bob Brenneman. President Haines said all in favor say Aye. All said Aye.

**Motion Passed.**

**Old Business:** None

**New Business:**

**A. Discussion of Future Plans for R & M Wholesale**

Edwin Buswell of K-IRPC joined the meeting via Zoom. He gave the members a quick overview regarding a Competitive Grant Program with the purpose of eliminating blighted structures within cities and counties. This grant requires a 10 percent local match from the city or any city entity, such as the Redevelopment Commission.

Edwin Buswell discussed the application requirements for this program. Stan Haines inquired about the cost of the initial Phase 1 Environmental Study; Buswell said typically these studies run anywhere from \$1500 to \$2000, it depends on the size of the structure. Kenny Haun wanted to know if this program was strictly for commercial structures. Edwin Buswell stated that it was for commercial only; however, multi-family residential properties may be eligible, per OCRA. One concern Board members expressed was prior to the application process, the structure in question has to be declared blighted. The structure will remain blighted, even if the city's application is declined. Jacob Ahler stated that although he was not familiar with this specific grant program, he believes the Building Commissioner would have to come before the Unsafe Building Board with proof of the structure condition. Joshua Davis and Edwin Buswell both confirmed with members when the demolition quotes are conducted, they need to be performed by a licensed engineer. The state will not allow quotes from a registered contractor. Along with these requirements, two public hearings, an appraisal and a confirming appraisal would need completed. Stan questioned what the timeline for a project like this was; Edwin said that the city would have to inform K-IRPC by July 2023, application would be due in December 2023 and following the approval, there is an 18 month deadline for completion.

Kenny Haun asked Jacob Ahler if the application was denied, would the structure remain blighted. Jacob Ahler stated that at an initial standpoint, yes the structure would remain blighted. At a math standpoint, the city should get some estimates on the cost of demolition, removal and appraisals prior to apply with K-IRPC. Stan Haines asked Mayor Wood if the City Council have discussed R & M; City Council has not. Stan Haines requested to table the discussion, and revisit at the next Redevelopment Commission Meeting.

### **B. Confirmatory Resolution for the Community Arts Project**

Kenny Haun indicated that on page two of the Confirmatory Resolution, it displays the past and adoption date, which was incorrect. Jacob Ahler confirmed that we can amend the resolution and modify the date from April 20, 2023 to May 25, 2023.

President Haines entertained a motion for approval pending the date be modified. Kenny Haun made the motion, second by Bill Hollerman. President Haines said all in favor say Aye. All said Aye.

**Motion Passed.**

### **C. 2023 TIF Pass-Through Letters; Shelby Keys**

Shelby Keys informed members it is necessary for them to sign the letters provided so she can forward to the taxing units. Stan Haines signed the Lintner Park Allocation Area letter and the Consolidated Allocation Area letter.

Stan Haines and members reviewed the claims presented by Shelby Keys.

President Haines entertained a motion for approval of claims. Bob Brenneman made the motion, second by Estel George. President Haines said all in favor say Aye. All said Aye.

**Motion Passed.**

### **D. Legislative Updates**

Kenny Haun shared that he received an email from Tom Pitman with information regarding legislative updates. Municipalities are now able to collect TIF Revenue from residential developments. Kenny Haun told members that if there ever is a subdivision development, the Redevelopment Commission will be able to collect tax revenue from those properties. Jacob Ahler stated that a TIF District may be broken up, each district does not need to be conjoining another district. Mayor Wood is hopeful that the City of Rensselaer will see new development in the future. He said he will talk with Edwin Buswell and relay information at next meeting.

**Next Meeting:** TBD

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

**Motion Passed:**

Meeting adjourned at 1:50 pm