

**MINUTES OF
RENSELAER REDEVELOPMENT COMMISSION
Monday, October 7, 2024 at 5:00 PM CT**

The Rensselaer Redevelopment Commission (RRC) held a meeting on Monday, October 7th. Commission President Smith called the meeting to order at 4:57 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: Mayor Phillips, Bob Schneck, SSWS Superintendent Black, BC Secretary Krystal Bassett, JCEDO Executive Director Sara DeYoung, Bose McKinney & Evans - Dennis Otten via Zoom

II. Previous Minutes

President Smith presented the minutes of the meetings held on August 5th and September 30, 2024. Motion to approve the minutes was made by Webb, seconded by Brenneman. **Motion Passed**

III. Claims

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

IV. Old Business

There was no old business to report.

V. New Business

A. RCC 02-2024 Declaratory Resolution to Amend the Drexel/Fairgrounds TIF District

Dennis Otten, with Bose McKinney & Evans, presented the Declaratory Resolution of the RRC. He clarified that the primary objective of this Resolution is to Enlarge the Consolidated Economic Development Area (EDA) of the Drexel/Fairgrounds TIF District. Additionally, a new residential allocation area will be created within the Enlarged EDA, designated as the Van Elementary Residential Allocation Area. This will allow the RRC to receive the TIF revenues generated in the area once the vacant properties are developed. The revenues will be used to pay for improvements to the Enlarged EDA such as finishing the development of 7th St and the sidewalk along Washington St. Lastly, the Resolution aims to amend and restate the economic development plan for the Original EDA plus the Enlarged EDA. The new plan also includes updating the property acquisition list. Around a dozen properties were added to this list. Otten stressed that the RRC has no authority to use eminent domain to redevelop these properties. This only allows them to purchase the property if it were to become available or if the owner willingly agreed to sell it to the RRC.

Smith made a motion to approve the RCC 02-2024 Declaratory Resolution, seconded by McAleer. **Motion Passed**

B. Discussion - Creation of the Joint TIF Area with County

Otten proceeded to provide an update indicating that a draft is currently being developed for a resolution concerning the establishment of the Joint TIF Area in collaboration with the County. Mayor Phillips articulated that the most effective way to convey the intended objective of this resolution is to safeguard the water and sewer infrastructure that is presently being installed in the 114/I-65 region.

C. Gas Utility 114 / I-65 Extension Update

BC Davis indicated that there were no new developments. The matter has been tabled for discussion until the November meeting.

D. School Funding Update and 2025 Request, RCSC Superintendent Craig

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BC Davis stated that RCSC Superintendent Craig was unable to attend the meeting. Consequently, the subject was tabled until the November meeting.

E. JCEDO - Facade Grant Program

1. Earth Magic Pay Request

JCEDO Executive Director Sara DeYoung provided an update regarding the completion of the project at Earth Magic. She indicated that all the required steps prior to releasing the funds have been completed, and requested the RRC approve releasing \$16,794.67 to JCEDO, which was the final total for the 50% grant match.

2. Top Link Pay Request

DeYoung updated the RRC that the project at Top Link had also been finalized, with all required steps completed. She requested the RRC approve releasing \$23,624.00 to JCEDO which was the final total for the 50% grant match.

A motion to approve the releasing \$40,418.67 to JCEDO for Facade Grant Program Match was made by Webb, seconded by George. **Motion Passed**

3. 2024 Program Overview and 2025 Funding Request

DeYoung articulated that the ongoing support for the Downtown Facade Grant Program would significantly contribute to the enhancement and growth of the City. She noted that discussions were underway regarding potential improvements to the program, including enhanced promotion and increased representation for Main Street. Mayor Phillips proposed the inclusion of before-and-after photographs of previously completed projects, which would illustrate to prospective applicants the possibilities that could be realized. Additionally, BC Davis suggested exploring various options within the program that would facilitate funding for multiple smaller projects, thereby enabling a greater number of grants to be awarded.

VI. Public Comments

There were no additional public comments to report.

VII. Adjournment

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

Meeting adjourned at 5:26 PM CT.

Next Meeting: November 14th, 2024 at 5:00 PM CT

Minutes Prepared by: Krystal Bassett, Building Department Administrative Secretary