

**MINUTES OF
RENSELAER REDEVELOPMENT COMMISSION
Thursday, November 14, 2024 at 5:00 PM CT**

The Rensselaer Redevelopment Commission (RRC) held a meeting on Thursday, November 14th. Commission President Smith called the meeting to order at 5:00 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, RCSC Superintendent Curt Craig, Phil Risner, Kevin Arnold, Rhonda Elijah, Noelle Weishaar, Kathy Mroczek, Mike Mroczek, Eric Phegley, Hermon Stone Jr, Bob Schneck, SSWS Superintendent Black, BC Secretary Krystal Bassett, Bose McKinney & Evans - Dennis Otten via Zoom

II. Previous Minutes

President Smith presented the minutes of the meetings held on October 7th, 2024. Motion to approve the minutes was made by Brenneman, seconded by Webb. **Motion Passed**

III. Claims

BC Davis presented thirteen claims to the RRC, in the amount of \$690,445.91. McAleer made a motion to approve the claims, seconded by George. **Motion Passed**

IV. Old Business

There was no old business to report.

V. New Business

A. Public Hearing: RRC 03-2024 Confirmatory Resolution to:

- 1. Enlarging Drexel / Fairgrounds Economic Development Area**
- 2. Establishing the Van Elementary Residential Allocation Area**
- 3. Amending and Restating the Drexel / Fairgrounds Economic Development Plan**

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. Otten then opened the floor for questions from the public. The first question was raised in regards to the Residential Allocation Area and what it represents, to which BC Davis explained that it represents the area where the City is trying to encourage development within the empty parcels. A question was asked about what the thoughts were for the Enlarged EDA. BC Davis responded with the intent to work on a list of improvements within the proposed area, including bringing improvements to landmarks such as Columbia Park. Mayor Phillips brought light to a property located at Clark and Cullen, which the City is presently working on using funds to purchase, with the intention of improving the parcel in order to bring future development opportunities to the City. BC Davis stated that he felt it was important to remind the public that this Resolution is not intended to bring any sort of new tax nor tax increase and is solely intended to

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improve the area to which it represents. A member of the public, with a property located on 10th St, asked why they had received the notice. Some confusion was brought forward from the public in regards to the Enlarged EDA. Otten explained the way a TIF is created as well as the way that the property tax revenue, which is generated from all new development, would be made available to make the improvements that the City would like to see within the specified area.

With no further comments or questions from the public, Webb made a motion to approve the RRC 02-2024 Declaratory Resolution, seconded by McAleer. **Motion Passed**

B. Acceptance of Baker Tilly's 2024 Annual TIF Report

BC Davis reported that Baker Tilly had submitted their 2024 Annual TIF Report.

C. RRC 04-2024 Facade Grant Program Resolution

BC Davis presented the RRC 04-2024 Facade Grant Program Resolution. He then proposed to maintain the funding level at \$100,000, with a suggested adjustment to the quarterly distribution, proposing a new amount of \$50,000 per quarter. This would allow greater flexibility to the grant awards by JCEDO.

Brenneman made the motion to approve the RRC 04-2024 Facade Grant Program Resolution, seconded by Webb.

D. Adoption of 2025 Spending Plan

JCSC Superintendent Craig delivered an update, presenting documents that detailed the allocation of previously granted funds for the Preschool. He noted a rise in enrollment figures, advancing the preschool to the next section level. Craig further elaborated that the state currently subsidizes \$156 of each student's supply costs, leaving an outstanding balance of \$50 per student. He elaborated that the expense for a single subject's textbooks would amount to \$44,000 for the school. This figure does not account for the costs associated with replacing other textbooks in the classrooms, many of which may not even be currently in print. Craig requested that the RRC contemplate providing an additional contribution of \$50,000 to address the anticipated negative balance for the upcoming year. Webb inquired whether the Superintendent was informed of any potential plans at the State level to rectify the situation in the future, to which Craig expressed skepticism about any such developments occurring. BC Davis provided RRC with the 2025 Spending Plan, detailing the anticipated budget, which includes a \$50,000 allocation for JCSC for the year.

Smith made a motion to adopt the 2025 Spending Plan as presented, which would include a \$50,000 allocation for RCSC, which was seconded by Webb.

VI. Public Comments

There were no additional public comments to report.

VII. Adjournment

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

Meeting adjourned at 5:43 PM CT.

Next Meeting: Monday, December 2, 2024 at 5:00 PM CT

Minutes Prepared by: Krystal Bassett, Building Department Administrative Secretary