Culver Redevelopment Commission Meeting Minutes
Monday 5:15 PM
October 17, 2022

The meeting began at approximately 5:15 PM.

Ms. Sally Ricciardi's (President) Introductory Comments
- The meeting is being recorded on Microsoft Teams and participation in the meeting is consent to be recorded and to the rebroadcast of the recorded meeting
- The recorded meeting will be posted on the Town of Culver YouTube site

1. Roll call
Mr. Gary Peric (Secretary) conducted roll call:
- Mr. Marty Oosterbaan (Member) Mr. Peric, Ms. Ricciardi, Mr. William Cleavenger (Vice President) and Mr. Tony Mayfield (Member) were present during roll call and attended the meeting in person at the Culver Town Hall.

2. Pledge of Allegiance

3. Approval of the Minutes
- A ***motion*** to approve the 9.19.22 regular meeting minutes was made by Mr. Mayfield and seconded by Mr. Cleavenger. Mr. Oosterbaan abstained from voting because he did not attend the 9.19.22 meeting. The ***motion*** was carried unanimously by the other members.

4. Town Manager Report
Ms. Ginny Munroe (Town Manager) distributed and presented the 10.17.22 Town Manager report to the CRC on the following topics:

- **TIF Creation for South Main/Tamarac**
- **Lake Max Trail, Phase 3 (INDOT Grant)**
- **Slate and Jefferson Trail**
- **Broadband Fiber Taskforce/Thomas Miller contract**
    - Ms. Munroe provided the CRC with a draft of the Town of Culver Broadband Fiber Buildout Contract for their review and comment. Jim Clevenger (Town Attorney) has reviewed this version and recommended that the CRC also sign the agreement due to CRC's large financial support of the initiative. Ms. Munroe indicated that Surf Broadband had this version and was reviewing it as well. Mr. Oosterbaan suggested that providing the exhibit detailing the specs of the project would be helpful from a CRC review perspective.
- **READI Grant Application**

- **Crossroads Culver**
- **Regional Stellar Park Project(no change)**
- **Teen Space**

5. Financial Report

A *motion* to approve the August and September 2022 financial reports was made by Mr. Cleavenger and seconded by Mr. Oosterbaan. The *motion* carried unanimously.

6. Old Business

a. A *motion* to approve all claims as stated was made by Mr. Mayfield and seconded by Mr. Oosterbaan. The *motion* carried unanimously.

b. SURF Broadband Contract – After Surf has provided its comments and the agreement has been harmonized Ms. Munroe will provide the revised agreement to the CRC for review.

7. New Business

a. Façade Grant, Culver Cove roofing request – The Cover Cove is planning to start a $300,000 + reroofing project and has requested the maximum amount of $30,000. Ms. Ricciardi indicated that the Cove's request and supporting documentation meets the Façade Grant requirements.

   A *motion* to approve the Cove's $30,000 request was made by Mr. Mayfield and seconded by Mr. Cleavenger. The *motion* carried unanimously.

b. Façade Grant, Historical Society, Ms. Patty Stallings (President), Mr. Mark Miller (Treasurer); and Mr. Jerry Hazelwood (Chairman of Heritage Park Committee) – Ms. Stallings extensively discussed the important historical work that the Society does in the community; Mr. Hazelwood provided a history of Heritage Park, described the plans for restoring the gazebo in Heritage Park, and that the Society has done a lot for the park infrastructure historically; Mr. Miller described the financial costs associated with refurbishing the gazebo at the park as well as future maintenance at the park, and requested $22,280 via a Façade Grant from CRC.

   Ms. Ricciardi felt that because the society was a tax exempt a CRC grant was more appropriate than a Façade Grant to fund the project. Mr. Mayfield felt that the refurbishing project would continue to make the park an attractive and meaningful place for the town. Mr. Peric felt that the project would have

economic development impact but that a regular grant would be more appropriate to fund the project.

Ms. Ricciardi asked who would move to bring a $22,280(1/2 of the total projected costs of the project) grant to fund the project? A ***motion*** to approve the Historical Society's $22,280 request was made by Mr. Mayfield and seconded by Mr. Peric. The ***motion*** carried unanimously.

c. Façade Grant, Wash Board – Ms. Ricciardi indicated that the final invoices came in higher that the original bid used to secure the Façade Grant; after some debate the CRC concluded they would not address the price differential.

8. Public Input

Ken Walker (1017 South Plymouth)

- Thanked the CRC for the work they were doing on many town opportunities
- Thanked Ms. Munroe for her involvement in the Dunes project as well as the note she sent out describing many of the projects the town is engaging in, and
- Was very positive on the transparency that the town was providing on the projects

9. Member Input

Ms. Ricciardi thanked Mr. Walker for his support of the town, its employees and the CRC

10. Adjourn, sign Claims

Mr. Peric made a ***motion*** to adjourn the meeting and sign claims that was seconded by Mr. Mayfield. The ***motion*** carried unanimously.

The meeting concluded at approximately 6:00 PM.

Respectfully submitted,

Gary Peric
CRC Secretary

Meeting Minutes