

Culver Redevelopment Commission Minutes
October 21, 2019

1. The meeting began at 5:00 PM. Roll Call was conducted; Mr. Rich West, Ms. Sue McInturff, Mr. Tom Yuhas, Ms. Karen Shuman (non-voting member) and Mr. Paul de Benedictis were present. Ms. Sally Ricciardi was not present.
2. Pledge. The pledge of allegiance was led by the CRC President, Mr. West.
3. Approval of Minutes. A motion to approve the September 16, 2019 minutes was made by Ms. McInturff and seconded by Mr. West. The motion was unanimously approved. Mr. Yuhas abstained.
4. Financial Report.
 - A. The September 2019 financial report was discussed by the CRC members. A motion to accept the report was made by Ms. McInturff, seconded by Mr. de Benedictis. The motion was unanimously approved.
 - B. The current October 2019 cash flow statement was discussed.
5. Town Manager Report.
 - A. Stellar Projects
 1. The town manager, Mr. Jonathan Leist, provided a status report on the beach lodge, Cavalier Park, and the INDOT public information sessions.
 2. A copy of Mr. Leist's report with the details is attached
 - B. There is no update at this time on the 530 S. Ohio property that the town acquired. Mr. Leist provided an update on the 415 Lakeshore Drive commercial property, no action required by the CRC.
 - C. South Main Street Utility Plan. See New Business for details.
 - D. Way finding signs. The current vendor hired to install the signs has not been responsive, therefore the town is looking for a different vendor to install the way finding signs.
6. Old Business.
 - A. Economic Development Plan. Mr. West outlined the joint working session between CRC and The Main Street Organization scheduled for Wednesday, October 23rd.
 - B. Heritage Park Mural. The mural has been completed.
 - C. Broadband. Mr. Yuhas stated Mediacom has committed to making Culver a "wireless town" in the Xtreme Mediacom program. There will be no expense for

Culver Redevelopment Commission Minutes
October 21, 2019

the town to be in this program. Mr. Yuhas is working with Mediacom on the next steps in the process. The program will cover Heritage Park as well. A solar powered charging station to possibly be located in Heritage Park was discussed; no action taken at this time.

D. Façade grant program. No new applications for Façade grants at this time.

7. New Business.

A. Mr. Leist laid out the options for the South Main Street Utilities Plan. The town has been tentatively awarded \$546,877.50 for paving and storm water management on Davis and South Main streets. The town provided a local match of \$182,290 to fund the project. The storm water management portion of the project must be designed, at a cost of \$105,000, before work can begin. Since the work is located in TIF 1 and the work will have a positive impact on potential commercial development in that area, the town asked CRC to provide the \$105,000 for the project as outlined in the proposal from Midwestern Engineering.

B. The CRC members discussed the merits of the project, potential impact on future funding commitments for the TIF and the economic impact on the TIF zone. Mr. Yuhas made a *motion* that the CRC authorize \$105,000 to fund the engineering costs as outlined in the proposal from Midwestern Engineering for this project. Ms. McInturff seconded the motion. The *motion* was unanimously approved.

8. Citizen Input. None.

9. Member Comments. None.

10. Adjourn to Claims. A *motion* was made by Mr. Yuhas to adjourn to claims, Ms. McInturff seconded the motion. The *motion* was unanimously passed at 5:55 PM.

Respectfully submitted,

Paul de Benedictis
CRC Secretary