

Culver Redevelopment Commission Minutes
Meeting February 15, 2021

1. The CRC meeting was held under guidance provided by Indiana Governor Holcomb's Executive Order 20-02 and the Culver Town Council Resolution 2020-002. CRC members Mr. William Cleavenger, Mr. Paul de Benedictis, Mr. Gary Peric, Ms. Sally Ricciardi and Mr. John Rogers attended the meeting at the Beach Lodge; Ms. Karen Shuman and the public participated remotely. Karen Heim (Clerk-Treasurer) explained that the meeting was being recorded and participation in the meeting was consent to be recorded and to the rebroadcast of the recorded meeting. The recorded meeting will be posted on the Culver town webpage. The meeting began at 5:00 PM. Roll Call was conducted; Mr. William Cleavenger, Mr. Paul de Benedictis, Mr. Gary Peric, Ms. Sally Ricciardi, Mr. John Rogers and Ms. Karen Shuman (non-voting member) were present.

2. Election of Officers.
 - A. President. Nominations were made for Ms. Ricciardi and Mr. de Benedictis; neither were seconded. After a general discussion, a nomination for Ms. Ricciardi for the position was made by Mr. Cleavenger and seconded by Mr. Rogers. Ms. Ricciardi was elected with two votes "for" and two votes "present". (Ms. Ricciardi abstained)

 - B. Vice President. A nomination for Mr. de Benedictis for the position was made by Gary Peric and seconded by William Cleavenger. Mr. de Benedictis was elected with 3 votes "for" and 1 vote "present". (Mr. de Benedictis abstained)

 - C. Secretary. A nomination for Mr. Peric for the position was made by Ms. Ricciardi and seconded by Mr. Rogers. Mr. Peric was elected with four votes "for". (Mr. Peric voted "present")

3. Approval of the January CRC Meeting Minutes. A motion to approve the CRC meeting minutes for the January 25, 2021 monthly meeting was made by Mr. Cleavenger and seconded by Mr. Rogers. The motion was unanimously approved.

4. Financial Report.
 - A. The December 2020 Financial Statement and the January 2021 cash flow statement were not completed at this time and will be shared with the CRC members in the March meeting.

 - B. The claims approval process as modified under the TC Resolution 2020-002 was explained in the April 2, 2020 CRC meeting. Claims as provided by Ms. Heim were reviewed and discussed. A motion to approve the January claims as

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presented and for Ms. Ricciardi to sign was made by Mr. de Benedictis and seconded by Mr. Cleavenger. The motion was unanimously approved.

5. Town Manager's Report (Attachment 1).

- A. Ms. Karen Heim provided a report on the status of the town's Stellar projects as well as the County Stellar and Town Projects, the economic development workshop and the previously proposed small business pitch night.

6. Old Business

- A. Facade Grant Program. The only open facade grant application (114 N. Main Street) was paid in Claims. The program was discussed and a new point of contact (POC) needed to replace Mr. Tom Yuhas since he left CRC. The selection of a new program POC was moved to the March meeting to give CRC members time to learn more about the program.
- B. MCEDC. Ms. Walls, the CEO/President of MCEDC was unable to participate in the meeting and will reschedule.
- C. Branding/Find Culver Presentation. Mr. Matt Keedy, the Executive Director of Find Culver/The Visitors Center provided a presentation to the CRC members. He provided background and a general overview of what the organization does for the town. CRC members had questions about Find Culver's digital marketing plan. CRC will continue to discuss branding direction at the March meeting.
- D. Economic Development workshop update. Culver town council approved the economic development contract with Ms. Morphew and plan to schedule the meetings once the new town manager is hired.

7. New Business

- A. Conflict of Interest statements. Ms. Heim stated the documents need to be updated based on recent actions by the town council and that they should be ready for the March meeting.

- 8. Public Input. Mr. Kevin Berger discussed the Paddocks development and thanked the Visitors Center/Find Culver for their work on welcome baskets. Ms. Leigh Marshall reminded the CRC members that over the last several years the town (CRC and town council) has spent \$150,000 with the Visitors Center/Find Culver with no long term data/accountable results. She strongly requested that, for the amount of funds committed, the town/CRC look at other options to get the best results. Ms.

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Karen Heim is a member of the AIM council and felt the town should highlight the cooperation between CRC and the Culver school corporation; it is more the exception than the norm in many communities. Ms. Heim recommended a letter from CRC and would work with Ms. Shuman to develop that letter.

9. Member Input. None at this time.

10. Adjourn the meeting. A motion was made by Mr. Cleavenger to adjourn the meeting, seconded by Mr. Peric. The motion was unanimously passed at 6:19 PM.

Respectfully submitted,

Paul de Benedictis
CRC Secretary

Meeting Minutes/ 1 attachment

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Attachment 1

Stellar Projects

SR 10 and West Jefferson went out for bid mid-January. Reith Riley was the lowest bidder at \$853,550. Budget construction estimate was \$849,050 but there may be some cost saving opportunities. Construction should start in March. Troyer Group will provide construction inspection services and the local match will come from CRC.

Property acquisition for Lake Max Phase 2 is almost complete. Will have invoices for payment at the next meeting. The project will go out to bid in mid-July. This project is behind the others due to property acquisition.

Council approved Troyer Group for engineering services for the Jefferson and Slate Street trail that is funded through the county stellar application. CRC committed \$80,000 of funding toward the project.

Bob Porter, utilities superintendent, is the point person on these projects.

Lake Max Trail Phase 3

Council voted to move ahead with the project along Academy Road. Dr. Bird asked for some time to revisit an alternative route with his board. I don't have any update on that discussion.

Economic Development Workshop – a date has not yet been set

Residential TIF – no further information

Small Business Pitch Night – council approved funds but not sure where it stands