

**Culver Redevelopment Commission Meeting Minutes**  
**Monday 5 PM**  
**June 21, 2021**

The meeting began at 5:00 PM.

**1. Roll call**

Mr. Gary Peric (Secretary) conducted roll call: Mr. Peric, Ms. Ricciardi (President), Ms. Karen Shuman (CCSC non-voting Member), Mr. Paul de Benedictis (Vice-President) were present and attended the meeting at the Culver Town Hall. Mr. John Rogers (Member) attended the meeting remotely and dialed in.

**1.2 President's Introductory Comments**

Ms. Ricciardi indicated 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. She further explained that the meeting was being recorded and participation in the meeting is consent to be recorded and to the rebroadcast of the recorded meeting. Finally, indicating the recorded meeting will be posted on the Town of Culver webpage.

**2. Approval of the Minutes**

A motion to approve the 5.17.21 meeting minutes was made by Mr. de Benedictis and seconded by Ms. Ricciardi. Mr. Peric conducted a roll call were all voting members except Mr. William Cleavenger (Member) indicated they were present. The motion was approved by all members indicating they were present.

**4. Town Manager Report**

Ms. Ginny Munroe (Town Manager) provided an update on the following:

- Lake Max Phase 2 trail developments
- Lake Max Phase 3 trail developments
- Welcomed any CRC funding assistance for costs associated with Phase 2 & 3.

**Roll call update:** Mr. William Cleavenger (Member) was able to join the meeting remotely by dialing in.

Mr. de Benedictis inquired when the CRC funding support would be due. Ms. Munroe indicated that the town has budgeted for payment of 100% of these expenses and is not recommending a specific level of support from the CRC; CRC support of these expenses can happen any time during the fiscal year. Mr. de Benedictis just wanted more time to ensure CRC had the capacity to assist in funding these projects before committing to a specific amount.

- Ms. Munroe then discussed Executive Vehicle Storage Facility Developments
  - The proposed project location is zoned C-2

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- The facility will have a bathroom and the town would like to annex the property
- Ms. Munroe suggested a CRC member should liaison with the project as it moves through the process; an interested CRC member should reach out to Ms. Munroe or Ms. Ricciardi.

Mr. de Benedictis believed that the project would generate significant TIF funds into the 2030s

- Ms. Munroe indicated she would look into residential TIFs in early July and report back to the CRC
- Planning meeting with Ms. Cheryl Mophew (President CR Mophew Consulting, LLC) is scheduled for August because the business community is busy

#### **4. Financial Report**

a. A motion to approve the May 2021 CRC financial reports was made by Mr. de Benedictis and seconded by Mr. Peric. Mr. Peric conducted a roll call were all voting members unanimously approved the motion.

b. Mr. Peric indicated he was meeting with Ms. Heim to continue development of the CRC cash flow worksheet/dashboard.

#### **5. Old Business**

a. A motion to approve all claims was made by Mr. Peric and seconded by Mr. de Benedictis. Mr. Peric conducted a roll call were all voting members unanimously approved the motion.

b. MCEDC the town and the CRC need a contract; CRC's involvement with MCEDC is on hold until a contract is negotiated and entered into. Greg Hildebrand(Project Manager MCEDC) is involved in media coverage associated with the Sand Hill Farm development.

#### **6. New Business**

Ms. Karen Heim (Clerk-Treasurer) discussed the CRC requirement to hold an annual meeting for overlapping taxing units to share specific information with those groups. Last year's presentation can be utilized but it will need to be updated with current CRC projects & income.

a. Façade grant funding

Mr. Rogers discussed the Civvies(\$925) and Park & Shop(\$30,000) façade grant request packages.

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A *motion* to approve the Civvies (\$925) grant request was made by Mr. Cleavenger and seconded by Mr. de Benedictis. Mr. Peric then conducted a roll call where all voting members unanimously approved the *motion*.

A *motion* to approve the Park & Shop (\$30,000) grant request was made by Mr. de Benedictis and seconded by Mr. Peric. Mr. Peric then conducted a roll call where all voting members unanimously approved the *motion*.

Finally, Mr. Peric sought clarification from the CRC members that today's Civvies and Park & Shop grant request approvals would reduce the \$90,000 allocated for façade grants in May.

b. Internet fiber discussion, RTC <https://www.rtc1.com/wireless-internet> other options

- Other options for Culver need to be examined because of poor Mediacom service
- There is a 6.30.21 meeting with Mr. de Benedictis, Ms. Shuman, Ms. Munroe and Mr. Bill Githens (President of Culver Town Council) to brainstorm what can be done to improve internet service to Culver; Mr. Hildibrand (Project Manager MCEDC) will be in attendance as well.

c. Preserving Main Street grant application

Mr. Marty Oosterbaan described the <https://www.in.gov/ocra/preserving-main-street/> grant and that Culver's Main Street organization had put in an application recently. If the grant is awarded CRC could assist in the 10% matching requirement (\$200,000) required by the grant. The grant could total \$2 million to be used for transformational façade and building improvements over the 2 years. Mr. Oosterbaan expects the grant awards to be made by 7.31.21.

d. TIF Review

Mr. de Benedictis indicated that a review had not been done for 5-6 years; CRC wants to maximize TIF revenue; the fate of the Vongarde building reduces TIF revenue; the Executive Storage facility will increase TIF revenue; based upon all of the above a review of the portfolio is warranted.

e. Way finding

Mr. de Benedictis indicated that installation was expensive at \$18,000 and maintenance will likely be expensive as well. No benchmarking or traffic studies were done before installation.

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Mr. Oosterbaan indicated that the CRC made a commitment to way finding and that it needs to be maintained and can't be let to rundown. Also, electronic way finding should also be looked into to see if it would generate economic benefits.

Mr. de Benedictis reminded the CRC members that the Town Manager at the time, Mr. Leist, confirmed that after installation Culver, not CRC, assumed responsibility for maintaining the way finding signs.

f. Working session

Mr. de Benedictis indicated CRC needs to identify a time and the specific issues that will be on the agenda to be addressed during the working session.

### **7. Public Input**

Mr. Oosterbaan had three areas of input:

- Develop fate of \$400,000 of funding that went to Argos, because Culver did not have a plan/building/location for an e-hub at that time, from Ms. Laura Walls (MCEDC CEO). Leverage Mr. Don Fox(MCEDC member) in the effort.
- Ensure planning meeting with Ms. Morphew is scheduled for August and includes Culver seasonal stakeholders.
- Very surprised how much fiber AT&T has in Culver; Mr. Oosterbaan's home has fiber but was previously owned by an AT&T executive. Mr. de Benedictis will inquire further into this area.

Mr. Kevin Burger(President Easterday Construction)

- Put pressure on ?rep?(?Don Fox?)
- CRC owns way finding so we need to pay to maintain it or take it out
  - Ms. Ricciardi suggested that walkers are more likely to notice way finding
- Mediacom is not effectively providing service to the community

### **8. Member Input**

Ms. Shuman inquired about how façade grants are paid out; Mr. Peric and Ms. Ricciardi described the process. No other members had input.

### **9. Adjourn**

Mr. de Benedictis made a motion to adjourn the meeting that was seconded by Mr. Peric. Mr. Peric then conducted a roll call were all voting members unanimously approved the motion. The meeting concluded at approximately 6:30 PM.

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Respectfully submitted,

Gary Peric  
CRC Secretary

Meeting Minutes