

Culver Redevelopment Commission Meeting Minutes

Monday 5 PM

July 19, 2021

The meeting began at 5:00 PM.

1. Roll call

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

2. Pledge of Allegiance

3. Approval of the Minutes

A *motion* to approve the 6.21.21 and 7.7.21 meeting minutes was made by Mr. Cleavenger and seconded by Mr. de Benedictis. The *motion* was unanimously approved.

Mr. de Benedictis indicated that he would be following up on workforce housing and presenting his initial findings at the next CRC meeting.

4. Town Manager Report

Ms. Ginny Munroe (Town Manager) provided a written update on the following projects to the CRC:

- Paddocks Ribbon Cutting
- Lake Max Trail, Phase 2
 - Due to the increased costs associated with the recent contractor's bid Ms. Munroe requested that the CRC consider expanding its commitment to the project.
 - A *motion* to increase the funding of the project up to an additional \$100,000 was made by Mr. de Benedictis and seconded by Mr. Rogers. The *motion* was unanimously approved.
- Lake Max Trail, Phase 3
 - Ms. Munroe recommended that CRC fund half of the \$60,000 of project engineering costs in partnership with the academy
 - A *motion* to fund \$30,000(50% the engineering) was made by Mr. Cleavenger and seconded by Mr. de Benedictis. The *motion* was unanimously approved.
- Slate and Jefferson Trail

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- Tamarac Property Annexation
- Economic Development Initiative

5. Financial Report

A *motion* to approve the June 2021 CRC financial report was made by Mr. Cleavenger and seconded by Mr. Rogers. The *motion* passed unanimously.

6. Old Business

- a. Approval of Claims: A *motion* to approve all claims was made by Mr. de Benedictis and seconded by Mr. Peric. The *motion* passed unanimously.
- b. MCEDC funding/contract: The town and MCEDC do not have a contract yet; negotiations are on hold; CRC's involvement with MCEDC continues to be paused until the town and MCEDC enter into a contract.
- c. PreservING Main Street grant application status:
<https://www.in.gov/ocra/preserving-main-street/> Ms. Ricciardi indicated that she will know what towns are finalists later in the summer; if Culver is a finalist further visits by the program administrators will occur
- d. Way Finding: Mr. de Benedictis indicated that he had received not very enthusiastic anecdotal feedback from the Visitor's Center and the Park District Ms. Amber Cowell(Park Superintendent). The CRC discussion evolved into what the appropriate signage should be in town to encourage economic development. To ensure effective signage a committee needs to be assembled to determine future town signage.
- e. Internet fiber, broadband discussion: A meeting to discuss the town's internet options was scheduled for 7.22.21 by Ms. Munroe at Culver Town Hall and will be attended by Ms. Ricciardi and Mr. de Benedictis.

7. New Business

- a. Façade grant funding: Mr. Rogers indicated no new requests had been received.
- b. TIF Review: Ms. Ricciardi provided EXHIBIT C a list of additional properties to be evaluated. Mr. de Benedictis and Mr. Cleavenger will form a subcommittee to assess the properties that comprise both of the TIFs and report back to CRC.

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8. Public Input

Mr. Kevin Burger(President Easterday Construction): Indicated that he had seen temporary 18” * 18” sidewalk signage in Wabash that may be successful in Culver; the purpose of the sidewalk signage is to cross advertise between business in town; for example, Papa’s may have a sidewalk sign right outside of Lake House

Mr. Wade Magee(South Shore Resident/Realtor): There is a lot of traffic/weed trees at the west shore boat launch; perhaps CRC would work with DNR and Environmental Council; Mr. de Benedictis will assess how to address this input.

9. Member Input

Mr. Rogers inquired how we approach moving the MCEDC/CRC relationship forward; Ms. Ricciardi indicated she will engage with Don Fox on this matter and provide an update of any developments during CRC’s next meeting.

Mr. Peric stated that because the 7.22.21 internet meeting only included two voting CRC members it would not need to be advertised; Ms. Ricciardi and Mr. de Benedictis confirmed this reasoning.

Ms. Ricciardi indicated that economic development meetings would be held 8.30 – 8.31.21.

Mr. Cleavenger requested clarification on the definition of workforce housing from the CRC members.

10. Adjourn

Mr. Cleavenger made a *motion* to adjourn the meeting that was seconded by Mr. Rogers. The *motion* passed unanimously.

The meeting concluded at approximately 6:00 PM.

Respectfully submitted,

Gary Peric
CRC Secretary

Meeting Minutes