

# Culver Redevelopment Commission Meeting Minutes

Monday 5 PM

December 20, 2021

The meeting began at approximately 5:00 PM.

## **Ms. Sally Ricciardi (President) Introductory Comments**

- The CRC meeting is held under guidance provided by Indiana Governor Holcomb's Executive Order 20-02 and the Culver Town Council Resolution 2020-002
- 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 uploaded on the Town of Culver YouTube account

## **1. Roll call**

Mr. Gary Peric (Secretary) conducted roll call: Ms. Karen Shuman (CCSC non-voting Commissioner), Ms. Ricciardi, Mr. William Cleavenger (Vice President) and Mr. Marty Oosterbaan (Commissioner) were present and attended the meeting at the Culver Town Hall. Mr. John Rogers (Commissioner) and Mr. Peric attended the meeting remotely participating via Microsoft Teams.

## **2. Pledge of Allegiance**

## **3. Approval of the Minutes**

A *motion* to approve the 11.15.21 and 11.22.21 meeting minutes was made by Mr. Cleavenger and seconded by Mr. Oosterbaan. Mr. Peric conducted a roll call vote related to the resolution: Mr. Cleavenger (aye), Mr. Oosterbaan (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

## **4. Town Manager Report**

Ms. Ginny Munroe (Town Manager) provided the 12.20.21 CRC Report on the following topics:

- TIF review
- Lake Max Trail, Phase 2 (INDOT Stellar Communities Grant)
- Lake Max Trail, Phase 3 (INDOT Grant)
- Culver Comprehensive Plan
- Property on Corner of Lakeshore Drive and Main Street:
- Regional Stellar Park Project
- Slate and Jefferson Trail

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- **Broadband Fiber Taskforce/Thomas Miller contract**

The Thomas P. Miller & Associates, LLC Professional Services Agreement was explained by Ms. Munroe; the agreement has been presented to Culver Town Council by Ms. Munroe; Town Council recommended CRC address the agreement and next steps. The CRC discussed the agreement.

A *motion* to approve the Thomas P. Miller & Associates, LLC Professional Services Agreement and to have CRC pay 100% of its expenses was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution: Mr. Oosterbaan (aye), Mr. Cleavenger (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

- **Tamarack Property Annexation**

- **Crossroads Culver**

The CRC discussed the potential purchase of the property for sale on Lakeshore Drive and Main Street (where Axe to the Max was located) on behalf of the town. The Crossroads steering committee expressed interest in the property to possibly co-locate organizations working on behalf of Culver. Ms. Munroe indicated, for example, the idea would be to give the Visitors' Center, Chamber of Commerce, and Crossroads team a co-working space. Ms. Munroe indicated that since the property was a former gas station, environmental issues could be present and a Phase I Environmental study would also have to be conducted to assess the level/cost of environmental remediation that would have to be conducted. To be able to make an offer on the property the CRC would need to have two appraisals of the property completed. Finally, the CRC debated how to proceed.

A *motion* to obtain two appraisals on the property was made by Mr. Cleavenger and seconded by Mr. Rogers. Mr. Peric conducted a roll call vote related to the resolution: Mr. Cleavenger (aye), Mr. Rogers (aye), Ms. Ricciardi (aye), Mr. Oosterbaan (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

Ms. Munroe will coordinate obtaining the two appraisals of the property.

### 5. New Business

- a. Opening of Public hearing for the Confirmatory Resolution

A *motion* to open a public hearing for the confirmatory resolution was made by Mr. Cleavenger and seconded by Mr. Oosterbaan. Mr. Peric conducted a roll call vote related to the resolution: Mr. Cleavenger (aye), Oosterbaan (aye), Mr.

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Rogers (aye), Mr., Ms. Ricciardi (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

Ms. Ricciardi introduced the confirmatory resolution to the public. Mr. Faccenda (Barnes & Thornburg Partner) explained the confirmatory resolution to the CRC and the impact of adopting it. Mr. Rich West (Culver resident) inquired regarding the impact of the resolution on TIF revenue; Mr. Kyle Carlson (Baker Tilly) indicated that the impact on revenue is minimal, less than \$3,000/year.

A *motion* to close the public hearing was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution: Mr. Oosterbaan (aye), Mr. Cleavenger (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

### b. Vote on Adoption of Confirmatory Resolution

A *motion* to approve Resolution 2021-002 was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution: Mr. Oosterbaan (aye), Mr. Cleavenger (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

## 6. Financial Report

### a. October and November financial reports

A *motion* to approve the October and November financial reports was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution: Mr. Oosterbaan (aye), Mr. Cleavenger (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

## 7. Old Business

a. A *motion* to approve all claims was made by Mr. Cleavenger and seconded by Mr. Oosterbaan. Mr. Peric conducted a roll call vote related to the resolution: Mr. Cleavenger (aye), Mr. Oosterbaan (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The *motion* was unanimously approved.

b. Fiber/Broadband update: Mr. Peric indicated the taskforce met 12.9.21 with OiS Wireless & Security (OiS) to discuss Culver's fiber/broadband objectives and OiS's capabilities. Ms. Munroe is in the process of scheduling a meeting with the taskforce and AT&T. Ms. Munroe has been instrumental in setting up all the meetings with potential vendors.

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**8. Public Input**

None

**9. Member Input**

Mr. Cleavenger suggested that the Fiber/Broadband taskforce work with the Pilot's Jamie Fleury (Staff Writer) to get more publicity out about Culver's efforts around bringing fiber broadband to Culver. Mr. Peric indicated that, once completed, providing the FAQ the taskforce was working on to Ms. Fleury would be a good way to do this.

**10. Adjourn, sign Claims**

Mr. Cleavenger made a motion to adjourn the meeting and sign claims that was seconded by Mr. Oosterbaan. Mr. Peric conducted a roll call vote related to the resolution: Mr. Cleavenger (aye), Mr. Oosterbaan (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The motion was unanimously approved.

The meeting concluded at approximately 5:50 PM.

Respectfully submitted,

Gary Peric  
CRC Secretary

Meeting Minutes