

## Culver Redevelopment Commission Meeting Minutes

Monday 5 PM  
January 17, 2022

The meeting began at approximately 5:00 PM.

### Ms. Sally Ricciardi's (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 posted on the Town of Culver YouTube account

### 1. Roll call

Mr. Gary Peric (Secretary) conducted roll call:

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

### 2. Pledge of Allegiance

### 3. Reorganization of Redevelopment Commission

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

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

**Secretary:** A *motion* to appoint Mr. Peric as Secretary 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) and Mr. Peric (aye). The *motion* was unanimously approved.

Because CRC is waiting for a fifth member to be appointed and there were no new façade grant requests pending the CRC will address appointing a Façade Grant Coordinator at the next meeting.

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### 4. Approval of the Minutes

A *motion* to approve the 12.20.21 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) and Mr. Peric (aye). The *motion* was unanimously approved.

### 5. Town Manager Report

Ms. Ginny Munroe (Town Manager) presented the 1.17.22 CRC Report on the following topics:

- TIF review
- Lake Max Trail, Phase 2 (INDOT Stellar Communities Grant)
- Lake Max Trail, Phase 3 (INDOT Grant)
- Slate and Jefferson Trail
- Broadband Fiber Taskforce/Thomas Miller contract
- Tamarack Property Annexation
- Crossroads Culver
- Culver Comprehensive Plan
- Property on Corner of Lakeshore Drive and Main Street
- Regional Stellar Park Project

### 6. Financial Report

- a. December 2021 financial report

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

### 7. Old Business

- a. A *motion* to approve all claims was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution:

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

- b. Fiber/Broadband update: Mr. Peric indicated the taskforce will meet on 1.20.22 with Mr. Scott Rudd of Thomas P. Miller & Associates to discuss next steps; Ms. Munroe indicated that AT&T is still interested in meeting and is in the process of scheduling a meeting with AT&T, and that the recent lack of communication from AT&T was due to employee changes in its Indiana division.

### 8. New Business

Ms. Ricciardi suggested that CRC funding recipients, such as the Visitor's center, should update the CRC on a regularly related to their efforts on behalf of the town as well as their long-term strategy. Mr. Oosterbaan was in alignment with Ms. Ricciardi's thoughts.

### 9. Public Input

Mr. Kevin Burger (President Easterday Construction) had some questions about properties in a new TIF map; Ms. Munroe explained that the map accurately reflected properties in the TIF; Ms. Munroe also indicated that the future establishment of a new TIF, to extend the benefits of the existing TIF, would require the transfer of properties that were not in the current TIF as well as properties in the existing TIF to the new TIF at some time in the future.

### 10. Member Input

Mr. Oosterbaan:

- Complemented reports prepared by Ms. Munroe and Ms. Karen Heim(Clerk-Treasurer) as well as the minutes generated by Mr. Peric; indicating that such information helps the CRC function effectively.
- Discussed his recent Crossroads meetings and the potential availability of grants for Marshall County through the Regional Economic Acceleration and Development Initiative (READI); <https://regionalopportunityinc.org/readi/>
- Due to the complexity of what qualifies as a "Quality Project" Crossroads plans to hire a consultant that has the ability to make such determinations that would enable Marshall County and potentially Culver to benefit from the program

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Mr. Oosterbaan, Mr. Burger, Ms. Munroe and other CRC commissioners discussed various aspects of the READI program including grant awards as well as the potential taxability of cash awards to contractors and concluded that due to the many complexities a qualified consultant would be needed to address them.

**11. 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) and Mr. Peric (aye). The *motion* was unanimously approved.

The meeting concluded at approximately 5:55 PM.

Ms. Heim then swore in Ms. Ricciardi, Mr. Cleavenger, Mr. Oosterbaan and Ms. Shuman for their 2022 terms.

Respectfully submitted,

Gary Peric  
CRC Secretary

Meeting Minutes