

**Town of Georgetown, Indiana
Redevelopment Commission
Meeting Minutes
April 4, 2021 6:30 P.M.**

Roll Call

Members in Attendance: Chris Loop, Ben Stocksdales, Jason Parrish, Kim Courtney, and Barbara Pullen. Also attending was Kristi Fox, Jessica Alexander and non-voting member Becky Gardenour.

Approval of Minutes

Kim Courtney made a motion to approve the February 2, 2021 Meeting Minutes, seconded by Jason Parrish and approved 5-0.

New Business

Village House Coffee Payment

Chris Loop stated we had a successful application from Chole Franklin at Village House Coffee and that project is now complete and we are to the payout stage. There were some questions on the total amount based on the invoice and on how the application reads. Chris Loop read what the program guidelines application states: The Commission will reimburse 50% of project costs up to a max of \$5,000.00 per preapproved project. The Commission reserves the right to award grants in amounts less than 50% of project costs for any reason, including availability of funds, aesthetic value of the project, or any other reason at their sole discretion. Another piece to understand is the following are only reimbursable allowable up to max of \$500 each, business signage, architectural cost, and labor cost.

Given that this will be our first application of this scope and size, what Ms. Franklin has presented here, Chris Loop is asking that we reimburse her \$4,025.76 for materials and \$500.00 for labor for a total of \$4,525.76. That is still less than 50% of total project costs and does not exceed \$5,000.00 and will only pay out the categories that are outlined in the application.

Chris Loop stated one of the things this board needs to discuss moving forward is using sample invoices in the application to show what the Commission will be willing to pay on future projects so there is no question from the Commission or the applicant in the future. The general intent in this program was to put more money into the community.

The original motion said: "Approved contingent on State and local building permits being issued for 50% not to exceed \$5,000.00." Moving forward, the motions will need to contain the exact amount is that the Commission is willing to pay.

A discussion was held over making changes to the application. Once the Redevelopment Commission approves the new application it will have to get final approval from the Town Council.

Chris Loop made a motion to move to pay out \$4,525.76 to complete the Village House Coffee application. Seconded by Kim Courtney and approved 5-0.

New Application – Spine Properties 9162 St Rd 64

Brad Spine was present, he owns the white two-story property next to the Wolfe Hotel on the other side of the alley. Mr. Spine would like to proceed with the Carroll McMurtrey Construction, LLC quote. If we were to mirror the exact same way we just did with Village House Coffee payment, you would have a total of \$4,889.94 for materials, and \$500.00 for labor for a total of \$5,389.94. If we utilized the same math of the first one, Mr. Spine would be eligible for \$5,000.00, which is still less than 50% of total project costs. The total project cost was estimated at \$12,589.94.

Kim Courtney made a motion to reimburse 50% of total project cost, not to exceed \$5,000.00 total, which will include \$500.00 in labor, and \$4,500.00 in materials. Seconded by Barbara Pullen, and approved 5-0.

A discussion was held over the updating of the application.

Brad Spine gave us permission to use the Carroll McMurtrey Construction, LLC invoice to use in the application as an example once we remove the contractor's information and Mr. Spine's info. The new wording in the application will say materials are covered 100% and \$500.00 for labor and no more than \$5,000.00 total. Labor will not have to be included as long as the materials are below 50% of total project costs.

Becky Gardenour said both TIF bills were dead because of AIM. The school board is going to have a recommendation on their April meeting agenda to purchase 40 acres of Loftus Farms on Oakes Road. The Board also just bought the Miller property next to the Georgetown Elementary School. There are many possibilities, possibly add a new middle school at Oakes Rd or build another school to make 4th/5th grade. All of the schools are overflowing. Highland Hills is the largest middle school in the State. A referendum will have to take place. This will happen in the next 4-5 years.

Kim Courtney made a motion to adjourn meeting, seconded by Chris Loop, and approved 5-0.

Minutes Approved By:



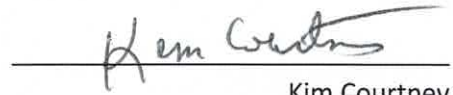
Chris Loop



Ben Stocksdales



Barbara Pullen



Kim Courtney



Jason Parrish

ATTEST:



Jessica Alexander, Secretary