

**Town of Georgetown, Indiana
Redevelopment Commission
Meeting Minutes
May 4, 2021 6:00 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

Ben Stocksdales made a motion to approve the April 4, 2021, Meeting Minutes, seconded by Jason Parrish and approved 5-0.

New Business

Destination Georgetown – Wolfe Hotel Presentation

Stan Walk and John Beams representing Destination Georgetown were present. John Beams stated one of their main goals is to spread the word on the Façade Grant Application that the Town has implemented. They would like to be in the forefront of the community and go door to door to let the homeowners know about the program.

John Beams has talked with Greg Sekula with Indiana Landmarks about tax credits and possible grants and to help with the downtown Main Street area. John Beams and Greg Sekula met because the library was interested in going into the Wolfe Hotel, but the new owner of the Hotel recently told John that she bought it just to tear it down, but she has since learned the history behind it and wants to do something with the property, but she needs someone else to do it.

Destination Georgetown has been working with Indiana Landmarks to try to formalize an assessment of what needs to be done or could be done with that property. Destination Georgetown as a board has agreed to do a co-op sharing assessment with Ron Stiller. They will take the plan back to the owner and let her know what the next steps are. The first step is to take care of what is there now that needs fixed. The Hotel could possibly be turned into an Airbnb. There could possibly be a tax abatement for the property.

Chris Loop stated the tax abatement would have to go before the Town Council, not the Redevelopment Commission. Chris Loop said the Town Council would have to see the assessment, the plan for the property, the total dollars that would go into it, and Kristi Fox would have to look into if the property is going to be leased by the business and if the current owner would be putting the money into it. There is some gray area that would need to be looked into for the tax abatement.

Updated Façade Grant Application

Chris Loop stated the biggest problem with the way the application reads is the labor, signage, and architecture fees are only reimbursable up to \$500.00 and it wasn't clear enough to the applicants.

The language on bullet point number one now says: the Georgetown Redevelopment Commission (GRC) will reimburse 50% of the total project costs, up to a maximum of \$5,000 per pre-approved project, which may include up to 100% of material costs and up to \$500 for labor. Kristi Fox is going to add back in the \$500 for architectural costs, and \$500 for business signage.

On bullet point number three, Kristi Fox added: Two cost estimates must accompany each application along with a "before" photograph. Estimates must include a materials/products list and labor cost breakdown. A sample cost estimate is hereby attached. Owner makes selection of contractor. The sample estimate has been redacted and will be attached to the new application. Kristi removed section 12 that was in the original application and moved it up with section one.

The next step on this application is to recommend approval to the Town Council with those changes at their May meeting and then it will come back to this board for adoption at the June meeting.

Kim Courtney made a motion to approve the updated facade improvement program application. Seconded by Chris Loop and approved 5-0.

Promoting Native Tree Planting

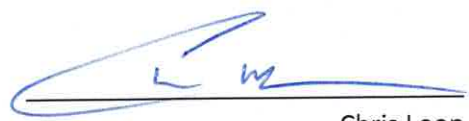
Chris Loop said at the next meeting he is going to try and bring a native tree planting program before the board. Chris is working with DNR right now and the contact he has, has a few resources, Towns, municipalities that have implemented almost like a grant program for trees, planting trees, or paying to remove non-native invasive trees. Chris thinks this could add a lot of value to properties in Town and help the eco system.

Update on Property Acquisition Efforts

Chris Loop has restarted negotiations with the owners of the properties on Lois Ln. There have been a few hiccups, but he will keep everyone updated on what's going on there. Chris Loop asked Destination Georgetown to let this board know if the negotiations on the Wolfe Hotel don't go anywhere, since this board has already had that property appraised.

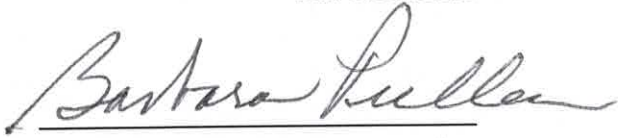
Chris Loop made a motion to adjourn meeting, seconded by Jason Parrish, and approved 5-0.

Minutes Approved By:

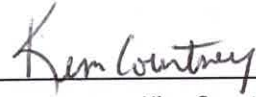


Chris Loop

Ben Stocksdale



Barbara Pullen



Kim Courtney

Jason Parrish

ATTEST:



Jessica Alexander, Secretary