

City of Tipton Redevelopment Commission

Public Meeting of June 10, 2020 Minutes

PRESENT BOARD MEMBERS – Shelly Asher, Greg Burton, Brent Cardin, Mayor Tom Dolezal, Kegan Schmicker (advisory non-voting member) and Joe VanBibber.

ABSENT BOARD MEMBER(S) – None

ALSO PRESENT – Mark Baird, Vicky Boyd of the Tipton Tribune, Rick Chandler, Bob Edinger, Sophie Hufford, Nathan Kring, Sherry K. Landseadel and Donald and Savah Manlove.

CALL TO ORDER – President Joe VanBibber called the public meeting to order at 3:00 p.m.

AMEND AGENDA – A motion was made by Greg Burton, seconded by Shelly Asher to include Animal Shelter discussions to the agenda. Motion approved by all.

MINUTES OF PREVIOUS MEETINGS –

- A motion was made by Brent Cardin, seconded by Shelly Asher to accept the meeting minutes of February 19, 2020. Motion approved by all.

GENERAL DISCUSSION –

Northgate Industrial Park

- Tom Dolezal stated that the RDC has the opportunity to consider adding more area for growth in the park with the purchase of 60 acres of land located at the west end of Industrial Drive. The land is currently owned by Ed Schulenburg. The cost is \$12,000 per acre. The option agreement will allow Mr. Schulenburg to continue farming this land for 2 years. The RDC would be the entity taking ownership of the property.
 - Tom Dolezal made a motion, seconded by Greg Burton, that we as the Tipton Redevelopment Commission approve entering into and signing the Option to Purchase Real Estate Agreement commonly dated as May 28, 2020, for 60 acres of bare ground located at the West end of Industrial Drive, currently owned by Mr. Edgar Schulenburg. Motion approved by all.

City Owned Properties

- Tom Dolezal would like to make available to the RDC 7 properties the city currently owns. He would like to propose that the properties be transferred from the city to the RDC as it gives more flexibility for marketing for the purchase and improvements of these properties. The RDC will need to develop a plan on how to get the properties into the proper hands for improvement.
 - Tom Dolezal made a motion, seconded by Brent Cardin, that we as the Tipton Redevelopment Commission approve the acceptance of the properties commonly known as:
 - 1) 136 E. Jefferson Street (Old Chamber Bldg.)
 - 2) 208 Second Street
 - 3) 122 Third Street
 - 4) 126 Third Street

- 5) 625 W. Madison Street
- 6) 837 N. Main Street
- 7) 312 N. West Street

Motion was approved by all.

PNC Building – 102 N. Main Street

- Tom Dolezal stated there has been discussion in the past about city interest in purchasing the building. He asked the RDC if it makes sense to make some type of offer, so they have more control of the property.
Joe VanBibber stated that he was involved with the last administration and things did not work out for the purchase the property. He does believe that it makes sense to move forward with the purchase.
Brent Cardin mentioned that the building itself has historical value in the community.
Kegan Schmicker stated that the city could better help achieve the usage of this property. He suggested that one individual should approach PNC and not as a group as it might be in the best interest for this process.
After board discussions, it was agreed that Mayor Dolezal is best fit to handle the negotiations. He has agreed when or if an option agreement can be made, he will bring it back to the board.

Old Tenbrook Sales Property - 910 E. Jefferson Street

- Tom Dolezal stated that this property is located outside of the city jurisdiction, but he would like to seek out that property to include annexation for potential redevelopment.
Shelly Asher said that something must be done with the property because it is an eyesore and that property is one of the first things you see coming into town from the east.
Kegan stated that it is a blighted property and the value should be treated as such.
Hearing no disagreements from the board, Tom will pursue this property.

Animal Shelter Discussions (Amended agenda item)

- Tom Dolezal stated that the RDC received a copy of the Option to Purchase Real Estate agreement for the property commonly known as 825 W. Jefferson St. The property is currently owned by the Humane Society of Tipton County Inc. The purchase price is \$10,000. Sandy McAvoy has already signed this agreement.
He stated that this is a very generous offer and is an excellent property to consider for an animal service center. The property does need some work, but it will bring opportunity for further discussions. He noted that this opportunity is to only take over ownership of the property.
Tom Dolezal made a motion, seconded by Brent Cardin, that we as the Redevelopment Commission approve entering into and signing the Option to Purchase Real Estate Agreement commonly dated as May 28, 2020, for real estate known as 825 W. Jefferson St., Tipton, IN.
Motion approved by all.

PUBLIC COMMENT –

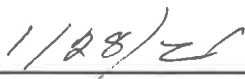
- Vicky Boyd asked if any of the 7 city owned properties covered in the meeting are in the floodplain.
 - Kegan Schmicker stated that the properties on Second and Third Street are possibly in the floodplain.
 - Tom Dolezal added that none of the properties were FEMA properties.
- Nathan Kring stated that he is not sure if there was any earnest money already processed in the past for the PNC building so that might need to be checked into.

ADJOURNMENT –

Greg Burton made a motion to adjourn, seconded by Tom Dolezal. Motion approved by all.
Meeting adjourned at 3:30 p.m.



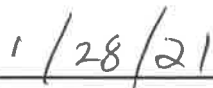
Joe VanBibber, President



Date



Brent Cardin, Secretary



Date