

Tipton County Redevelopment Commission

July 31, 2017 at 6:00 p.m. in the John Tipton Room, Tipton County Courthouse

Members: President Jeff Hoover, Vice-President Gerald Shuck, Commissioners Jane Harper, Denny Henderson, Jim Mullins, Mark Manier and Beth Roach.

Others: Meeting attendance sheet attached.

Minutes Commissioner Shuck made the motion to approve the March and May 2017 minutes, seconded by Commissioner Henderson, with all in favor.

Umbaugh invoice: President Hoover stated he received clarification of the charges and all billing is for the Chrysler TIF allocation area. Commissioner Henderson made the motion to pay the invoice, seconded by Commission Mullins, with all in favor.

Request for Proposals: President Hoover stated USI Consultants were the only firm that replied to the RFP for the engineering design of the traffic circle at SR 28 and CR 625W that was advertised in the Tipton Tribune.

Gregg Wendling, with USI spoke about the proposal. Commissioner Harper stated the current design would not allow access to homeowners per the design on page 14 of the proposal. He stated there would be no change in cost to redesign the access concerns.

He estimated the cost of the traffic circle to be \$1.1-1.2 million dollars as a base.

Commissioner Roach asked that Rick Hall, RDC Attorney review the proposal and address any possible conflicts of interest issues that may occur with the County Engineer Phil Beer II having a financial interest in USI and working on the project. President Hoover stated he would contact the attorney for an answer and will bring his response back to the Commission.

President Hoover stated the proposal would need to be in place prior to receiving the SRF loan. He stated according to the discussion with the attorney this would be part of the process. He reported Shelly Haney, INDOT is preparing the letter of support for the project.

Discussion about the current and future development of the east side of US 31 was discussed. Mrs. Kim Stroup owner of the acreage on 560 & SR 28 stated according to INDOT she will lose her access to US 31 on 70 acres of her land. She stated if the new road is built over the railroad and US 31 it will affect the development of her acreage. Commissioner Harper stated she talked to INDOT long range planner Brad Stickler and he informed her that INDOT had no definite plans for US 31 interchanges.

Commissioner Harper suggested having a representative from INDOT come to the RDC meeting to discuss the access concerns to US 31.

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The plan that the RDC supported last year was discussed. President Hoover stated the RDC needed to have a vision/direction for the east side of US 31. He stated litigation is still pending on the approximately 10 acres owned by the RDC on Co Rd 560.

Nathan Kring asked who the traffic circle would be need for and was there proof that INDOT said it was needed for future growth on the west side of US 31. He stated he was against a TIF for retail business.

Maintenance of the RDC property on 560: President Hoover stated the old pine trees were not removed by Mr. Bergman. He stated Mr. Bergman is mowing the area. Neighbor Kim Stroup stated she was having problems with bag worms killing her trees and that maybe a problem.

With no further business, President Hoover called for Adjourn: Commission Shuck made the motion to adjourn, seconded by Commissioner Mullins, with all in favor.

Respectfully submitted by Beth Roach, Commissioner/Secretary



8-29-17

President Jeff Hoover

Date