

CITY OF TIPTON
DOWNTOWN REVITALIZATION PLAN
PUBLIC HEARING MEETING MINUTES – MAY 13, 2019

The public hearing was opened by Mayor, Don Havens, and then turned over to Grant Administrator, Tina Henderson.

Tina Henderson: Please sign-in on the sign-in sheet as it comes around. We were contacted by the City to look into a Downtown Revitalization Plan. It is a planning grant opportunity for the City of Tipton that will help in the future to strategize projects and will be 100% resident driven which means that this plan will canvas your community and ask, "What do you want to see in your downtown area?" I'm going to start by reading the Public Haring notice that was in the paper.

On or about May 15, 2019, the City of Tipton intends to apply to the Indiana Office of Community Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Planning program. This program is funded by Title I of the Federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development planning project that will include the following activities: Downtown Revitalization Plan. The total amount of CDBG funds to be requested is \$40,000.00. The amount of CDBG funds proposed to be used for activities that will benefit low- and moderate-income persons is \$19,900.00. The applicant also proposes to expend an estimated \$4,500.00 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: City of Tipton Economic Development Income Tax Fund (E.D.I.T.).

The City of Tipton will hold a public hearing on May 13, 2019, at 5:00pm, at the Tipton City Hall located on 216 S. Main Street, Tipton, Indiana 46072 to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Tina Henderson at (317) 984-8639 no later than May 10, 2019. Every effort will be made to make reasonable accommodations for these persons.

Information related to this project will be available for review prior to the public hearing as of May 10, 2019, at the City of Tipton, Clerk Treasurer Office, Tipton, IN, between the hours of 8:00am-4:00pm, Monday - Friday. Interested citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to Tina Henderson, Mendenhall & Associates LLC, PO Box 428, Arcadia, IN 46030, no later than May 10, 2019, in order to ensure placement of such comments in the official record of the public hearing proceedings. This project will result in no displacement of any persons or businesses. For additional information concerning the proposed project, please contact Tina Henderson of Mendenhall & Associates LLC at (317) 984-8639, Monday – Friday

between the hours of 9:00am and 4:00pm_or write to Tamera Clark, Clerk- Treasurer, 216 S. Main Street, Tipton, Indiana 46072.

Tina Henderson:

After it was determined to move forward with a planning grant, the first step was to send out Request for Qualifications. The grant will require that you have the highest scoring firm documented and place a draft of their contract in the application so that OCRA can review their contract and scope of work.

On April 22, 2019, the qualifications were due and four firms submitted: American Structure Point partnered with Taylor Siefker William, Hitchcock Design Group, HWC Engineering and Rundell Ernstberger Associates (REA). The five scoring members of the committee that interviewed the firms were Mayor Havens, Kurt Hare, Kindra Tragesser, Susan Powell and Kegan Schmicker. We wanted a group of people with a variety of interests; one from the City, two from the Main Street Association, that had interest in the businesses and that were also residents. All four firms were interviewed and the highest scoring firm was REA at 2,460 points.

Tina then turned the meeting over to Cecil Penland, REA, to talk about what will be included in the plan.

Cecil Penland, REA:

We will be the lead consultant on this project. We are primarily a landscape, architecture and urban design firm. We do have civil engineers, construction inspectors and urban planners on staff so we are a multi-disciplinary team. For the purposes of this project, we have teamed with Scott Burgins, SB Research and Planning. He is an economic development specialist. We've also teamed up with Pat Jacobs with Architecture Trio who is a historic preservation architect. We've done several of these project together as a team (Frankfort, Alexandria, Greenfield, Richmond, etc.). Our goal is to not only meet OCRA requirements but to give you guys a visioning document that you can use to help figure out the best way to encourage economic development in your downtown, to support businesses you already have and to attract new businesses that you'd like to have.

Cecil then went over the steps that will take place to come up with a downtown revitalization plan.

The first thing we will do is hold a kick-off meeting. Most likely this meeting will be the selection committee to identify a steering committee. The steering committee is who we will meet with throughout the project to make sure that we're hitting all the areas you guys want us to hit and to give us feedback. The steering committee works best when it is comprised of a cross section of people that includes individuals, community leaders and business owners. Once that steering committee is identified, we will try to get to know your community. We have a local, Jessica Vonneraugh that works at REA. We will be working closely with her since she knows about local issues and hot topics.

After that, we will hold a day of "focus group" interviews. The purpose of these focus group interviews is to get a visionary of downtown; to find out what residents want to see in this City.

Those focus groups will be identified through the steering committee. It could be student groups, the Main Street group, business owners, city employees, etc. We will work through to determine the best individuals to meet with. At the end of that day, we will have an open forum meeting where the public is invited to let us know their thoughts and wishes for Tipton.

While meeting with these groups, we will also conduct a public survey. We will work with the City to determine the best way to do that. We can hand-out a physical survey, we can have surveys at the Town Hall for people to pick-up, we might be able to have a booth at a local festival such as the Pork Festival to try to survey people that way, or we might do it online on the city's website.

REA will be looking at everything outside of buildings such as streets, sewers, lighting, public gathering spaces, trails, sidewalks, etc.

The architect will be looking at some of the actual buildings. We will try to determine a key number of buildings, or some focus buildings that we really want to look at in more detail. We will try to identify the best uses for those buildings, try to figure out the best way to protect and rehab those buildings.

Scott Burgins will be looking at the economic development standpoint. We will look at goods and services that will be looked at to see what type of businesses you might try to attract. We combine that with what REA is looking at and what Pat Jacobs is looking at and turn that into some feasible projects. Example – Our data shows that you want and need “item x” so where can we fit that? Is there a space?

Our goal is that when we leave, you'll have a plan that gives clear direction on what you can do to help revitalize the downtown.

After existing conditions, we will give some early recommendations. For instance, in Frankfort, one thing we identified early on with them was a need for a downtown gathering space. There's a park under construction right now as a result of that. The intent was to build a space downtown that would attract people there in the hopes that they would then support the downtown restaurants, boutique shops and businesses. At the same time, we also identified a lack of housing within the downtown area so they sought developers and built an apartment building across from this park area. At one year out, the 72 unit apartment complex has a 90% occupancy rate. Although some residents didn't think anyone would want to live in downtown Frankfort, most of the occupancy has been from people that moved from outside of the Frankfort area. That was great economic development and brought new dollars into the community.

Towards the end of the process we will present a draft plan. We will come back to the general public and give our recommendations based on what we heard throughout the process. We will then make any revisions and adjustments, if needed. We don't want to create a plan that sits on a shelf and never gets used. We want the community to own this plan and be behind it, so public participation is key.

The community will then adopt the plan and once it's approved through OCRA, it may make you eligible for some actual construction grant funds. Depending on where your priorities lie, you could use that money for façade improvements, streetscape improvements, etc.

Does anyone have any questions?

No questions were asked.

The floor was then turned back over to Mayor Havens who asked if anyone from the public wanted to be heard on the issue whether they are for or against.

Phil Morgan, Councilman: I believe this project is a priority because if we have a stable downtown with thriving businesses that bring people into town, I think other businesses will follow. I think that's a key starting point.

Brett Curnutt, Councilman: I feel like this project is a priority because there's a tremendous opportunity to us to market our community as a whole if our downtown is a focal point. I believe the next Mayor is going to be aggressively marketing our community to bring successful families here. He will use strategic marketing to the south to try to bring in families that have that 130% buying power here that they have in Hamilton County but we have half the taxes. That's a great box on their checklist to check-off when they are considering a community to move their family to. A great downtown is a great start.

Tina then went over the timeline of the application: We will be submitting the grant application on May 15, 2019. We should find out if we are funded around the end of July/first of August. If so, Sept and October will be used for contract negotiations and then planning could start anywhere from October – December.

There were no additional questions or comments from the public.

The public hearing was then closed.

Tina Henderson

Prepared by



Tamera Clark, Clerk-Treasurer

5-13-19

Date



Council President