

City of Tipton Redevelopment Commission

Public Meeting of February 19, 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, Bob Edinger, Sherry K. Landseadel and Matthew Teuscher

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

ELECTION OF OFFICERS FOR 2020 –

- A motion was made by Brent Cardin, seconded by Tom Dolezal to re-elect Joe VanBibber as President. Motion approved by all.
- A motion was made by Joe VanBibber, seconded by Tom Dolezal to elect Greg Burton as Vice President. Motion approved by all.
- A motion was made by Joe VanBibber, seconded by Tom Dolezal to re-elect Brent Cardin as Secretary. Motion approved by all.
- A motion was made by Greg Burton, seconded by Tom Dolezal to appoint Sherry K. Landseadel as Administrator/Secretary Assistant to the board.

AMEND AGENDA – Kegan Schmicker advised the board to amend the agenda to discuss other city owned properties which have been demolished. Motion was made by Tom Dolezal to amend the agenda as recommended by Kegan, seconded by Brent Cardin. Motion approved by all.

MINUTES OF PREVIOUS MEETINGS –

- Greg Burton made a motion to approve the public hearing minutes of October 4, 2019, seconded by Shelly Asher. Motion approved by all.
- Brent Cardin made a motion to approve the public meeting minutes of October 4, 2019, seconded by Tom Dolezal. Motion approved by all.

GENERAL DISCUSSION –

Northgate Industrial Park

- City Community Development Consultant Kegan Schmicker stated that the Economic Development Corp. through the Econ. Development Foundation has been the asset property owners of this area. Strategies are changing with time as redevelopment commissions are taking transfer ownership nationwide in areas as such. With expanding opportunities, this might be something this commission considers for the success of this area.
- Joe VanBibber stated there is currently a 10 acre shovel ready parcel, and an 8 acre parcel. He stated that some of the 8 acres is in the floodplain but buildable, with good access. The area also has good railroad access which is an asset.

- Tom Dolezal stated that he would like to see the area expand to the west and suggested this be one of the goals of the board. He mentioned that the county might be a great supporter and partner for growing this area.

City owned property at 136 E. Jefferson Street

- Kegan Schmicker stated that this property has been in discussion on how the city should best handle this property. A Request for Proposal (RFP) was proposed for the cleanup on the first story only. They received 2 bids. The second story isn't accessible through that building. You have to go through the building next door (Second Blessings) for access. He would like to propose that this commission take ownership of this building from the city for investment in both floors of this building. This would bring more individuals to this community if the second story was apartments. They have some interest in this building at this time.

Tom Dolezal stated that he would like the RDC to take ownership in the property so it's in the proper hands to move it forward. He also stated that he as mayor, will need to provide the commission a letter of intent for the property.

PNC Building at 102 N. Main Street

- Kegan Schmicker stated this property is still on the market. This is a property to keep in mind with it being a cornerstone opportunity.

City Owned Properties (Amended agenda item)

- Kegan Schmicker stated there are potentially 6 properties owned by the city of which the homes have already been demolished due to the properties being unsafe. He asked if the RDC would consider the city transferring the parcels to this commission. These parcels can have new single family homes built on them. The process could be set up under a few different incentive processes set by this commission. Kegan made it clear that the city owned FEMA properties cannot have a new structure built on them.

Misc. Items:

- FMC Dezerland Property - Joe VanBibber asked if there is a role that the RDC could take concerning this property. Tom Dolezal stated that the city wasn't prepared to accept that property at the start of this year due to the steps in the environmental testing process.
- Tom Dolezal asked if the board has anything that wasn't acted on in the past that should now be addressed. He also asked if a direct TIF area was ever established by the board.
 - Brent Cardin stated that there were discussions on TIF's close to 8 years ago but was never acted on. He is also happy to have the city owned parcels back in discussions.
 - Kegan said a downtown redevelopment area is needed. He also stated that TIF areas is a topic they need to consider. He has been asked by other consultants where the City of Tipton's TIF areas are located of which there are no designated areas in the city.

PUBLIC COMMENT –

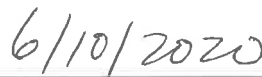
- Vicky Boyd asked if tax abatements on new homes in the city is still something in consideration.
 - Joe VanBibber stated that is a city council situation.
- Vicky asked if the past owners of the FMC property is liable for any mitigation to be completed in that area.
 - Kegan stated that mitigation has been done and the wells were put in place to help show if the testing has worked. He believes quarterly water tests are being completed but is unsure how long the tests will take place.
- Vicky asked how they are going to market the city parcels to surrounding communities.
 - Kegan stated that they will have to find the proper channels to market them.
- Bob Edinger asked if the EDF properties will all be transferred to the RDC at once.
 - Joe VanBibber stated that it's too early in the process to know how it will be handled.
- Bob asked what the timeframe is for the property at 136 E. Jefferson Street to be marketable and how long will it take for the RDC to take title.
 - Joe said the property is marketable today.
 - Tom said it would take 30 days for title transfer.
- Bob asked how they will determine who the purchasers will be for the city lots being transferred to the RDC.
 - Kegan stated there will be an application process. It's too early in the process to know all details at this time.

ADJOURNMENT –

Shelly Asher made a motion to adjourn, seconded by Tom Dolezal. Motion approved by all.
Meeting adjourned at 4:05 p.m.



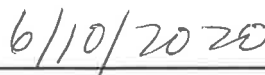
Joe VanBibber, President



Date



Brent Cardin, Secretary



Date