

February 19, 2018
Speedway Redevelopment Commission Meeting
Speedway Town Hall

Attendees:

Commission Members

Brody Duncan
Thomas Popcheff
Gordon Rundle
Rhonda Schwartz
Dr. Terry Reed

Commission Staff/Guest Attendees

Tim Gropp, Economic Development Director
Tim Ramion, Executive Assistant
Tim Jensen, Veridus Group
Bob Clutter, Attorney

Roll Call/Quorum Established:

Tom Popcheff called the meeting to order at 6:00p.m., introduced the commission members, and determined that a quorum had been established. He also introduced Commission staff.

Public Comment:

No public comments were offered.

Consent of the January 22, 2018 Regular Session Meeting Minutes:

The January 22, 2018 SRC Regular Session Meeting Minutes were accepted by consent.

Approval of Claims-Expenses:

Mr. Gropp advised the Commissioners that some invoices arrived late and there were some corrections on the register. Unfortunately, the Clerk Treasurer was not in today due to illness, so staff has pieced the report together. Everything on the general claims list is fine. He reviewed the following recent claims:

- Some of the Bose McKinney invoices are for the Town, not the SRC. He said to remove the invoice for the land acquisition. The other invoices on the sheet are correct.
- He said that the UHQ invoice was left off the summary, but he recommends approving it. This was for the roofing repairs to the building next to 1426 Main, and he wants to be sure they get paid.
- He said the approval sheet is fine, except add the London Witte invoice for \$1,461.25.
- The total of the submitted invoices is \$25,530.95.

There were no further questions, so President Popcheff asked for a motion to accept the claims and expenses. Commissioner Schwartz made a motion to accept the register of claims and Commissioner Duncan seconded the motion. The motion passed unanimously 4-0.

Project Updates:

Wilshaw Project

Tim Jensen of the Veridus Group advised the Commission that this is the largest project underway now in Speedway. Although it doesn't look like there's a lot happening at the site, there actually is a lot of work in progress. He said that within the next couple of months we'll start to see things go vertical at the site. All the utility relocations are in progress, and he mentioned that people have probably seen some road closures due to the utility work. The IPL power lines should be dropped within the next two weeks, and telephone and water lines have been rerouted as well. He publicly apologized for the water main problem that happened last week. The contractors worked as quickly as possible to restore water to that area. There were some valves that weren't functioning or closing properly. Mr. Gropp said that O'Reilly's Pub was the most impacted, but they were great while water was being restored, and the Town appreciates their cooperation.

Mr. Jensen said that the hotel is at the end of the design phase, and there should be some documents coming through very soon. Also, the bonding process will begin within the next couple of weeks. The hotel construction triggers that process, which should begin in April. This brings even more activity on site during the month of May, which is a good thing, as it indicates progress. Mr. Gropp said that all the bond approvals are in place. Mr. Jensen stated that we'll know the final numbers for the bond very soon, which have up to now been theoretical numbers. Until they sell the bond on the open market, we won't know what the final numbers are.

2500 N. High School Road

Mr. Gropp said that we're still working on the due diligence, and things are coming along nicely. We've received some analysis of zoning in the area, as to what exists there now, and potential routes that we could take. Most of the engineering aspects have been completed and we're awaiting the final report. He'll be meeting with the Commission and the Town Council on March 1st to go over the results, talk about design, and what everyone would like to see there. Shortly after that, he'll schedule a public input session to get additional ideas. One of the bigger issues at that site is storm water retention, as there is some flooding there now. He's sure that some infrastructure improvements will be needed, which are not cheap to fix.

Resolutions:

Resolution 2018-01: Resolution of the Town of Speedway Redevelopment Commission Confirming a Resolution Approving an Amendment to the Declaratory Resolution and Redevelopment Plan for the Consolidated Redevelopment Area No.1.

President Popcheff that this resolution addresses a realignment of the properties within the first TIF district. Mr. Gropp then gave a brief overview. He said that this is the final step in the amendment

process for our TIF districts. Last year he was asked to look at the TIF area to determine if any changes needed to be made. Often there are changes to state laws that can impact the districts. When this district was created in 2007, residential parcels didn't impact it in any way, but now they count against the base numbers. This resolution is to remove parcels along the north side of 10th Street, roughly between Lynhurst Dr. and Main St. These are mostly residential, but there are a few commercial properties too, of which we're removing for continuity. The removal of the parcels has a tax impact of only about \$2,500.00.

This resolution also impacts personal property taxes for designated users and captures additional names under which the businesses operate. Lastly, this resolution also updates the uses of TIF. As projects get completed they should be taken out, and new projects should be added. He said this is a confirmatory resolution, so the next step is to open the public hearing for comment.

President Popcheff opened the public hearing at 6:14pm for public questions and comments. There were no comments or questions from the public, so President Popcheff closed the public hearing at 6:15pm.

President Popcheff then asked for a motion to approve Resolution 2018-01. Commissioner Duncan made a motion to approve the Resolution, and Commissioner Schwartz seconded the motion. Resolution 2018-01 was approved by a vote of 4 to 0.

New Business:

SRC Website – Margie and Mike Koyak

President Popcheff introduced Mike Koyak, Margie Koyak and Ryan Krause, who the SRC hired to create a new SRC website. Mike Koyak congratulated the Commission on the fantastic efforts that they've made on Main Street and elsewhere since 2005. He said that he and his wife Margie own a Marketing Communications company, 2-Communi-K. He deals with strategic communication and she is the creative writer and director in their organization. He then introduced Ryan Krause, who has a website development company.

Margie presented an overview of the new website. The new website was created to provide a fresh look at the Town of Speedway and to allow the user to more easily navigate the different sections whether on a computer, laptop, or handheld device. The website is comprised of three main areas: Invest, Live and Visit. The Invest section provides information to developers and businesses that might want to relocate here. The Live section highlights the advantages of living in Speedway, including its schools and proximity to downtown Indianapolis. The Visit section is geared towards entertainment and tourism. All the sections have links to various websites and tools. The link to the website stays the same: www.speedwayindiana.com.

President Popcheff thanked them for their efforts. He feels that they've captured all the changes that people were wanting. He also said that the SRC staff, Tim Gropp and Tim Ramion, will be able to make updates and changes themselves, without having to go outside the organization.

4300 Gilman Street –RFP Response Opening

President Popcheff said that the deadline for submitting a proposal for this property was at noon today, so it's time to open all responses. Mr. Gropp said that he had issued the RFP and all the proper notices at the end of January. He had received confirmation that the notices were published. The Commission received some great response to the notice, and about eight or nine packets were picked up. Prior to noon today, he received two sealed bids. He said that this evening the Commission will open them, take a quick look at them, and set them aside for later review with Tim Jensen and the Town attorney. He will then have an Executive session with the Commissioners, followed by a Special session, to determine if the Commission should accept one of the bids or reject both.

The two bids were opened, and Mr. Gropp said they will be further reviewed.

President Popcheff asked Mr. Gropp to let the Commissioners know the date and time of the Executive session. There were no other comments or questions.

Old Business:

None.

Director Report:

President Popcheff asked if there were any additional items to report. Mr. Gropp said there was just one announcement:

- The State of the Town is this Saturday the 24th, at 9a.m. at the IMS Media Center. President Popcheff encouraged everyone to attend.

Secretary Schwartz had one other announcement. The Lion's Club annual pancake breakfast is Saturday, March 3rd, from 9a.m. to 12 noon at the Speedway High School. President Popcheff also asked everyone to support our Speedway businesses. He then called for a motion to adjourn. Secretary Schwartz made a motion to adjourn, and Commissioner Duncan seconded the motion. The meeting was adjourned at 6:47p.m. The next regular meeting of the SRC will be held on Monday March 19, 2018 at 6:00p.m.



Commission President



Commission Secretary