

June 26, 2023
Speedway Redevelopment Commission Meeting
Speedway Municipal Center

Attendees:

Commission Members			
Jennifer Miller	X	Adam Young	X
Rhonda Schwartz	X	Sean Harrold	X
Christine Meador	X	Eric Rosebrough	

Commission Staff and Guests			
Grant Kleinhenz Town Manager	X	Eder Lopez Exec Asst & Recording Secretary	X

Roll Call/Quorum Established:

Commission President Jennifer Miller called the meeting to order at 6:00 p.m. She introduced the commission members and determined that a quorum had been established. Present were Mr. Harrold, Ms. Schwartz, Ms. Meador, Mr. Young, and Mr. Kleinhenz and Mr. Lopez.

Public Comment

No public comments were submitted prior to this meeting, there were members of the public in attendance, but no one stepped up to make comments.

Consent of Minutes

Ms. Miller said that the minutes of the Regular Session from May 22, 2023, were previously distributed. She asked the commission if there were any corrections or edits. Hearing none, the minutes were approved with consent.

Approval of Claims-Expenses:

Mr. Kleinhenz reviewed the expenses for June 10, 2023, to June 23, 2023. Mr. Kleinhenz noted that expenses for the last month were typical with a couple of expenses that were out of the ordinary. One claim was related to Gatekeeper services for the repair of one of the gate arms located at the parking lot by the USAC building. The other claim was for the advertisement and notice of bids for the gateway signage project. Ms. Miller called for a motion to approve the claims and expenses as submitted. Ms. Schwartz made a

motion to approve the claims and expenses as submitted. Mr. Young seconded. The claims were approved, 5 – 0.

Director's Report

Mr. Kleinhenz began his report by reviewing the timeline for the Gateway signage project that was previously distributed to the commission. He noted that they should be mobilizing later this week and is expected to hopefully be completed by the end of October. Mr. Kleinhenz then proceeded to give an update on the 1300 Block building and the Pocket Park Plaza, which now has a completed stage. He noted that they are still waiting to complete some of the flatwork and hope to be completed by mid or late July.

New Business:

Approval of a Proposal from Veridus Group for the Facilitation of Strategic Developer Roundtables

Mr. Kleinhenz gave a brief overview of the proposal, he noted that the concept is to work with Veridus, who has contact with multiple developers across the Indianapolis area, to create an opportunity to market the community and sites owned by the Town for development. He went on to mention that a presentation will be created with this in mind to present that information to prospective developers over the next couple of months. Mr. Kleinhenz noted that at the point the Town will invite a dozen or so developers, have a presentation and then ask them what they think of our market and what they believe fits or is lacking in the Town.

Ms. Miller called for a motion. Mr. Young made a motion to approve the Proposal from Veridus Group for the Facilitation of Strategic Developer Roundtables. Mr. Harrold Seconded. The motion was approved 5-0

Approval of Temporary Pay Adjustment for Executive Assistant

Mr. Kleinhenz gave an overview of this item that he wanted to bring before the Redevelopment Commission. He began by noting that sometimes in the Town we do not reward those who have to pick up potential responsibilities. Due to some recent turnover the Executive Assistant has to do just that and helping the commission and town to keep above board. Mr. Kleinhenz then went on to propose a \$500 additional per week, which boils down to \$12.50 an hour, if approved this evening it will then go before the Town Council, but the approval of the Commission is the first step to that end. Mr. Kleinhenz noted that the pay would end once a new Economic Development Director is hired by the Town. Ms. Miller called for a motion. Mr. Harrold made a motion to approve the Temporary Pay Adjustment for the Executive Assistant. Mr. Young Seconded. The Motion was approved 5-0.

Mr. Kleinhenz made one last comment regarding the item by mentioned that they will try to get the Salary Ordinance Amendment completed before the July 10th Town Council meeting. Once approved the pay will be made retroactive to the time it began.

Old Business: None

Mr. Kleinhenz took a moment to give a brief update on Wilshaw Hotel Project. He began by stating that Hotel Equities has represented to our team that they have nearly secured all of the necessary financing for the project, we are in regular contact with them and look forward to sharing future updates as they come about.

The meeting adjourned by consent at 6:19 p.m.

The next regular meeting of the SRC will be held on Monday, July 24, 2023, at 6:00 p.m., at the Speedway Municipal Center, 5300 Crawfordsville Road.

J. L. M. M. Commission President or Member

Chad M. M. Commission Secretary or Member

