



Winfield Redevelopment Commission

Meeting Minutes

Tuesday, June 8th, 2021

Call to Order: A meeting of the Winfield Redevelopment Commission was held at the Winfield Government Center, Winfield, Indiana on June 8th, 2021 and called to order at 7:35 p.m.

Members in attendance: Gerald Stiener, Tim Clayton, Dave Anderson, Zach Beaver and Jon Derwinski. Tom Hoffman, School Board member, was not in attendance.

Additional Officials in attendance: Rick Anderson, Clerk-Treasurer; Nick Bellar, Town Administrator/Planning and Zoning Administrator; Attorney David Austgen from Austgen Kuiper Jasaitis P.C.; and Mike Duffy, Town Engineer DLZ.

Organizational Matters:

Appointment of President: Dave Anderson nominated Jon Derwinski for President. Tim Clayton seconded the nomination; all were in favor 5-0.

Appointment of Vice President: Tim Clayton nominated Zach Beaver for Vice President. Gerald Stiener seconded the nomination; all were in favor 5-0.

Appointment of Secretary: Tim Clayton nominated Dave Anderson for Secretary. Gerald Stiener seconded the nomination; all were in favor 5-0.

Minutes to be approved: Tim Clayton moved to accept the prior meeting minutes from June 9, 2020. Dave Anderson seconded the motion, a voice vote found all members in favor, the motion carried 5-0.

Old Business None

New Business

1. Presentation of Annual Report for FY2020.

Rick Anderson stated this report has been posted on Gateway and was provided to the Town Council earlier in the year. As a re-cap, the RDC General fund had revenues of \$20,027 and TIF had revenues of \$44,991 for 2020. Total expenses for 2020 were \$1,569. Rick Anderson noted that the property tax collection rate was 98.12% for 2020.



2. Presentation for Overlapping Districts.

Rick Anderson noted that he did invite all of the overlapping districts including the school, library, and Lake County to listen to the presentation. The anticipated revenues for the TIF District this year is \$114,200. The current planned projects include the Downtown Master Plan that will upgrade the downtown landscaping, and add sidewalks improving accessibility. The landscape medians were installed a couple of years ago and are still working on adding to those including electric installation. The positive impact of these improvements will help create a sense of place for Winfield and define the downtown area enhancing community value.

Gerald Stiner asked Mike Duffy if he has looked at the 109th section west of Randolph Street for future median installation, he stated that there was a preliminary review but no set plan is complete yet but it should be ready soon.

3. Resolution 2021-1, Determination to Capture Incremental Assessed Valuation for TIF District.

Rick Anderson explained this is the process where they formally capture all the incremental TIF income for the following year. Dave Anderson made the motion to approve Resolution 2021-1, Determination to Capture Incremental Assessed Valuation for the TIF District. Tim Clayton seconded the motion, the motion carried with all in favor 5-0.

4. Discussion of Randolph Street Median Electric Installation.

Rick Anderson noted that the new quote from Carlisle was in the amount of \$37,571 and that the prior quote from another contractor was \$45,090 the last time we attempted to quote the work. Rick also noted that TIF funds are available to complete this identified improvement. Dave Anderson made a motion to accept the quote from Carlisle in the amount of \$37,571 for the installation of electric in the Randolph Street medians, the motion was seconded by Zach Beaver. A voice vote found all in favor with a vote of 5-0.

Payment of Claims:

Rick Anderson presented the claims from June 2020 to date in the amount of \$150,937.75 and noted that \$150,000 was a transaction moving fund from one local bank to another bank. Tim Clayton made the motion to pay the claims in the amount of \$150,937.75. Dave Anderson seconded the motion, motion carried with all in favor 5-0.

Town of Winfield

10645 Randolph St.

Winfield, IN 46307



Adjournment: Motion to adjourn was made by Dave Anderson, the motion was seconded by Tim Clayton; voice vote carried with all in favor, the meeting adjourned at 7:45 p.m.

Next meeting: July 13th, 2020 at 6:30 p.m.

Jon Derwinski, President

Zach Beaver, Vice President

Richard C. Anderson Jr., Clerk-Treasurer

Date: _____