



**Winfield Redevelopment Commission**

Meeting Minutes

Tuesday, January 11th, 2022

**Call to Order:** A meeting of the Winfield Redevelopment Commission was held at the Winfield Government Center, Winfield, Indiana on January 11th, 2022 and called to order at 7:03 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:** Tim Clayton made a motion to nominate Jon Derwinski as Redevelopment Commission President. Gerald Stiener seconded the motion. The motion carried 5-0.

**Appointment of Vice President:** Tim Clayton made a motion to nominate Zack Beaver as Redevelopment Commission Vice President. Gerald Stiener seconded the motion. The motion carried 5-0.

**Appointment of Secretary:** Tim Clayton made a motion to nominate Dave Anderson as Redevelopment Commission Secretary. Gerald Stiener seconded the motion. The motion carried 5-0.

**Minutes to be approved:** Jon Derwinski entertained a motion to approve the minutes. Dave Anderson made a motion to approve the RDC meeting minutes from December 14th, 2021. Tim Clayton seconded the motion, a voice vote found all members in favor, the motion carried 5-0.

**Old Business:**

**1. Update on TIF Area Expansion Review**

Nick Bellar said at the direction of the last RDC meeting they have been working on the parcels to be added. He explained they have a working map and will be finalizing it for the expansion. Nick said they will present it at a future Plan Commission meeting. Attorney David Austgen will be putting together the resolution.

**New Business:**



### **1. Improvement Projects for 2022**

Nick stated they have been in discussion about redoing the landscaping in the medians at the request of Tony Clark in the Public Works Department. He explained the existing landscape is difficult to maintain with the increased traffic. They are developing an additional plan on the landscaping in the medians for low to no maintenance. There will be no lawn grass but instead possibly some stone and bushes. Nick advised DLZ to put together a new plan on what will work best in that environment.

Gerald Stierer asked how much money is in the RDC right now. Rick Anderson said the town has received \$60,000 in TIF last year and budgeted \$50,000 for 2022. At this point, the town has approval to spend \$50,000. Gerald said they will have about 15,000-20,000 sq of commercial developments built this year.

Gerald said they need to do the same type of median on 109<sup>th</sup> between Randolph and Holy Spirit Church. Dave Anderson asked Mike Duffy if it would make sense to start on the 109<sup>th</sup> median before working on the 109<sup>th</sup> & Randolph intersection. Mike said they have designed the medians in front of the church and in-between Pike and Park.

Attorney David Austgen said because the town has an established TIF district and recognized revenue stream, it can be guaranteed fairly by financial advisors to the extent of debt service capacity that the town can start the projects.

Rick said to take the \$70,000 for revenue issue bonding for about \$300,000. He said he would want to get to \$150,000-\$200,000 to get closer to 1 million or in that range. Attorney Austgen said if there was a project that needed to be done it is possible.

Mike said they are setting the stage for the next expansion so instead of 3 islands 6-7 islands.

Gerald said they still don't have the right of way from the church yet, but he said he wouldn't mind starting some preliminary engineering drawings for the medians. The intersection will need more work. TIF bond financing can be combined per Attorney Austgen. He said they can be combined between various sources.

Gerald said they have looked at all the intersections in town and there are some serious action that needs to be done right away. While the 109<sup>th</sup> & Randolph intersection needs improvement, it is not a project that has to be done right away. He said they can do the medians to make it look nice and avoid the intersection for now.



Gerald listed projects that need to be done including the roundabout at Randolph & 117<sup>th</sup>, Green Pl. project, and improvements to roads servicing the school.

Rick said the 109<sup>th</sup> & Randolph intersection will need upgrades and is a major intersection for a big area of the county. They would need to start working on NIRPC and include it in their program as well as add it to the 2026/2027 list of projects.

Mike said the intersection would be an overall town project instead of one specific Board project. Dave asked from this meeting if they can provide Mike with some general direction to get an idea of what is required.

Gerald suggested asking engineering for the islands on 109<sup>th</sup> and stopping short of the intersection. Dave said they should take it all the way to Pike because there are road improvements needed there as well.

Gerald said they must prioritize the road improvements that need to be done as they are running out of time. Mike said DLZ's first priority is for 121<sup>st</sup> to get accurate quantities and then taking it to a strong preliminary engineering level so they can pick it back up to get it ready for bid. Next priority is Grand to Miami road section then the intersection of Miami. Green Pl. intersection will come out in the master plan per Mike. Mike said he told the transportation team that he would like to have a 60% design set on the Green Pl. intersection by summer.

Dave said by the end of next year they should have from Green Pl. to Miami done. Then, it is just carrying it to the west with whatever comes in. Mike said during the same time frame 121<sup>st</sup> and Decatur rebuilt & Gibson and Decatur done as well.

The Board agreed to hold off on engineering direction until they receive updates on the church right of way.

Rick added the first draw of taxes in June will be the first-time commercial properties will have the effect of the new tax legislation.

**Payment of Claims:**

Rick Anderson presented the claims from December 2021 to the current date. Total amount of claims is \$293.46. Jon Derwinski entertained a motion to pay the claims. Dave Anderson made a motion to pay the claims in the amount of \$293.46. Tim Clayton seconded the motion. The motion carried 5-0.

*Town of Winfield*

*10645 Randolph St.*

*Winfield, IN 46307*



**Adjournment:** Motion to adjourn was made by Gerald Stiener, the motion was seconded by Tim Clayton; voice vote carried with all in favor, the meeting adjourned at 7:30 p.m.

**Next meeting:** February 8th, 2022, at 6:30 p.m.

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Jon Derwinski, President

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Zach Beaver, Vice President

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Richard C. Anderson Jr., Clerk-Treasurer

Date: \_\_\_\_\_