

The Redevelopment Commission. Met at the Town Hall on Feb 27th 2019. This was a regular meeting at 1:00 pm. Wayne Galloway called the meeting to order. The Pledge of Allegiance was recited and attendance was called. Wayne Galloway, Matt Nichols, Coweta Patton and Scott Bailey was present. Along with Lou Britton Attorney. Cheryl Galloway was absent but was recorded for preparing the minutes.

A quorum being establish, the meeting proceeded as follows.

Approval of the Agenda: Matt made the motion to approve and 2nd by Scott. Vote was unanimous

Approval of Minutes: Jan 23rd Regular meeting minutes. Motion to approve was made by Coweta and Matt 2nd. Vote was unanimous.

Communication:

New Business:

Downtown Tiff:

Wayne started the conversation about the Wind damages to the Historic Tiff District this last week. "Its's the perfect time to discuss how Redevelopment could step in to rebuild".

Right now the Insurance Companies, the engineers and the property owner are trying to figure out if it could be rebuilt, but what would happen if they want to walk away?

Would Redevelopment want to step in and re build the historic downtown? The commission has the ability getting grants and a low interest loan, we have the visual of the Revitalization Grant of how it will look rebuilt, and we have some business owners that don't have insurance, are we willing to give them fair market value? Matt asked about the Hoosier Topic building not being attached to the other six buildings. Wayne said at this time we are waiting on the Insurance Company because there is a visual crack that is bigger than it was. The only business that is still open is 15 North Main. Although the roof is attached to all the damage buildings as of right now it did not affect the roof or the inner wall of 15 north Main, but will if the inner properties will be demolished. Wayne did communicate to the Commission whatever happen when rebuilding everything has to come up to Building Code which means plumbing, electrical and ADA compliance. If we rebuild we need to dream of the future growth and address issue of what has been holding downtown businesses back i.e. Parking and speeding on Main Street. We need to keep it historical and modern all at the same time. A question was if someone wanted to stay and rebuild but others don't. Wayne said we could look at eminent domain but give the property owner first chance to buy it back. We can transform downtown with safe buildings.

The cost of demolition was discussed and designs this will cost several millions of dollars. A figure off the top of Matts head was \$30,000 a month for the loan, but the properties will be for sale to pay off that debt. It will be a long process, but well worth it for the future of the Down town. If we do nothing and a few want to build it back it will be an eye sore, and a safety issue with empty spaces between the Re built properties. Matt is in favor of pursuing the idea of getting the Historic properties.

The MaCaronis restaurant is open and the first impression was so far not the best, Maybe a (C grade) but it just the first week of opening.

Old Business:

The Boulder (welcome to Cloverdale) is finished. We will be marking the site in front of First National Bank at Star Dust Road this week. So Brad from INDOT can approve the location on State right-away and the location of the Community organizations and Churches sign have also been approve. The location for this sign will be in front of Silver bells on Lincoln Street and Main, and on the south end of Town.

The way finding signs will also be added to the grant funding project. **THIS PROJECT HAS TO BE DONE BY May 15th 2019 one year from the signing of the Grant.**

Motion to adjourn was made by Matt and 2nd by Scott. Vote Unanimous.

Adjourn 1:45 P.M.

Wayne Galloway: President of Redevelopment

Attest:

Cheryl Galloway Clerk Treasurer
