

MINUTES

Community Development Authority Meeting

January 4, 2017

Members Present: Art Weber, Stephanie Brassington, Clair Utter, Shawn O’Hearn, David Doll

Members Absent: Eric Johnson, Ken Brost

Staff Present: Pauline Boness, Matt Schuenke, Brian Berquist, Allan Coville

Others Present: Brian Spanos, Brett Rieman; Hillcrest Rentals, LLC

1. Call to order. Weber called the meeting to order at 7:00 p.m.

2. APPROVAL OF MINUTES

- a. Review and possible approval of draft minutes from the December 7, 2016 Community Development Authority meetings. Brassington moved to approve the minutes, O’Hearn 2nd. Motion carried with Doll abstaining.

3. BUSINESS

- a. Discussion and possible action regarding an Agreement for Financial Assistance with Hillcrest Rentals, LLC for the possible renovation and improvement to the Spanrie Office Building located at 5910 Main Street.

Boness recapped discussions from last month regarding 5910 Main Street, and Brian Spanos and Brett Riemen of Hillcrest Rentals, LLC are here tonight. Spanos reviewed they purchased the property in September and have leased a portion of it to an insurance company with a tentative move in date of February 2017. They have looked at possibilities for the property and are considering commercial on the main floor with residential rental units two one bedroom and one efficiency for the upper loft level. They will be following all state codes for the age of the building for construction. The property needs minor masonry work and correction of imperfections, along with window replacement, insulation, redoing the shed attached to the property and fresh drywall along with other interior work. They discussed the option of replacing the current windows on the front, or replacing and adding windows all the way to the top as had been previously on the building, this could bring about some structural changes and or problems with the construction and costs. Colors have yet to be determined. Riemen also stated they are looking into the State Historical registry.

Spanos reviewed they have met with Boness and Schuenke regarding possible budgets as requested by the CDA at a previous meeting, and have come up with a doable as well as a Cadillac budget for the project.

Spanos and Riemen reviewed the budget costs and proposals with CDA members. There was discussion regarding sprinkler system for the property, due to the size of the water main, there is not enough capacity. There are other systems, which can be installed in older buildings, and they can apply to the State for an exception. Members discussed the possibility of connecting to the water main when reconstruction of the road takes place. Spanos reviewed historical photos of the front of the building where there was a larger wrought iron railing on the second floor balcony. They will look into costs of adding a full railing. There will also need to be work done on the concrete in front of the property, as ice and water collect, creating a safety issue. Spanos reviewed the brick and masonry work on the building, options, and what work is needed.

Schuenke reviewed the financial analysis and TID possibilities with CDA members. The TIF would contribute about 12% of the project cost, 18% would be owner equity and the remaining 70% would be funded through loans.

Schuenke stated the main objective is to continue to build on this project if it is something we want to move forward on and enhance the downtown move through the TID. The discussion tonight is to fill in some of the blanks and provide some direction to staff and the developers on the final terms of the agreement.

Schuenke reviewed the items, which needed to be addressed, additional window work, brickwork, the sprinkler system and the form of financial assistance. Members viewed photos of the front of the building, which were on loan from the Historical Society.

Members discussed future work on the road in front of the building, and options of the sprinkler system, and water main to the building. Boness informed members when the street work is done; it would provide some access to allow the ability to increase the size of the water lateral, even though it is on Long Street.

Weber polled members regarding windows, brickwork and sprinkler system. Members concurred they would like to see the money spent on having windows similar to the original building, higher up on the front of the building, they do not want to see funds spend on excessive brickwork, and would like to see money spent on a sprinkler system.

Schuenke state he has been given some financials from the developers, and it appears to be a 10 – 12 year period the added value would create enough taxes. With a grant perspective of \$25, 000 - \$30,000 which is what they would be looking at for the sprinklers, if the CDA is comfortable with the break down staff will use the McFarland House agreement as a model to draft a financial agreement to bring these items together for a formality. Members concurred.

b. Discussion and possible action regarding potential opportunities for streetscaping amenities within the CTH MN project for 2017 as follows:

- i. **Decorative Stamped Concrete Pattern and Color for Commercial Terrace Areas**
Schuenke reviewed there are several concepts and aspects, which were discussed last month and put forward tonight as Public Works is set up next week to finalize the design along with other work they have yet to do. Two items are aesthetic in nature. Rather than grass or standard concrete, they wish to use stamped color concrete. Schuenke reviewed there are three standard patterns to choose from, cobblestone, random stone and slate. Doll feels the bump outs are not a desirable item, they are difficult to plow around, and will be taking up parking spaces. Schuenke reviewed why the Public Works Committee supports them. Brassington asked why there would be any support for loss of parking. Berquist reviewed why they are supported, and how the bike lane further north on Main Street near Hough Street, will be part of the cause for loss of parking based on turn lanes. Schuenke stated this is a shared project with the County in which they will be paying for some of the costs of the improvements. Widening of the road is not preferred by the County and has not been suggested by the Village. Berquist reviewed maps showing locations of improvements. Coville discussed how areas for bike paths are selected and why work should be done in conjunction with the County work.

Members were polled and preferred the cobblestone design, and would like to match the red at the gazebo park and chose Indiana Red.

- ii. **Stamped Crosswalk Pattern in Commercial Areas**
Berquist explained stamping treatments in asphalt and how newer treatments are more intense and durable than older treatments along with patterns available. Members concurred upon the cobblestone design.
- iii. **Update on Concrete Corridor**
Berquist updated members on why some busier streets are concrete; due to it lasts longer than asphalt, even though you do not normally see a lot of it in smaller communities. It is more expensive to maintain, which is why Public Works would prefer asphalt. The County did not see any reason to use concrete on this project.
- iv. **General Project Update**
Schuenke reviewed some of the issues Public Works is working on in conjunction with this project. Planters, lighting, stormwater features, library patio, benches and signage.

- c. Discussion and possible action regarding the development of draft 2017 Goals and Objectives of the CDA.

Boness will send out Community Development monthly reports to members when there is no monthly meeting.

- 4. Adjournment:** Utter moved to adjourn, seconded by O’Hearn, motion carried unanimously; meeting adjourned at 8:50 p.m.

APPROVED