

Redevelopment Commission Minutes
Meeting RC2022-04
Tuesday August 9, 2022
City Hall/Council Chambers

The Rensselaer Redevelopment Commission held a meeting on Tuesday August 9, 2022. Commission President Stan Haines brought the hearing to order at 2:00 pm. He requested that Kenny Haun do the roll call.

Members Present: Stan Haines, Bob Brenneman, Kenny Haun, Bill Hollerman, Estel George, and Janice Deno

Members Absent:

City of Rensselaer: Kevin Cochran, Mayor Wood, Pam Sayler, and Jerry Lockridge

Guests: Brandon Schreeg/Kimley-Horn, and Robert Schenk/Rensselaer Adventures

Previous Minutes: Redevelopment Commission President Stan Haines asked for a motion to approve the minutes as presented from Meeting #RC2022-03 held on Thursday April 7th, 2022. Bob Brenneman made a motion to approve the minutes as presented, second by Bill Hollerman.

Motion Passed

Old Business: None

New Business:

1. Brandon Schreeg from Kimley-Horn presented his companies Design Plan Proposal with regard to the Brick Street Project. He explained that the city has received a grant totaling a little over 1.8 Million Dollars. The City of Rensselaer will manage the traffic control, ingress & egress for the citizens who live and work on the affected streets during the project. Kimley-Horn will work with Common-Wealth on the downtown water line and assist with redesigning the storm sewer system. Brandon said they have worked well with Common-Wealth on past projects. EDA/Economic Development is requiring survey work. There will be investigation which will include soil boring and etc. DNR will be involved, the State Historic Preservation Officer requires that we use 50% of the original Brick Pavers in our restoration. Kimley-Horn will also coordinate with INDOT and will need to obtain a Right of Way Permit as the project progresses. The City of Rensselaer will do their own Electrical and Gas underground work. It was noted that this project may temporarily interfere with future plans for the Little Cousin Jasper Festival. The new street lights will match the lights used on the bridge on Washington Street. Brandon continued explaining that Kimley-Horn will prepare the bid documents, put together a summary and make recommendations.
2. President Stan Haines asked if the Redevelopment Commissions original pledge of \$530,200.00 would be sufficient? Brandon Schreeg answered that it will probably be tight and possibly over budget. The Department of Commerce previously indicated an 80-20 match. There is now a 70-30 contingency to be paid by the Redevelopment Commission. Mayor Wood stated that this project will also be using money from the American Rescue Plan. Baker-Tilly has been assisting with making those arrangements. It will be done as "Revenue Replacement". The Mayor also

shared that a new water tower is also being planned (off of St Hwy 114 near I-65). That project will be accepting bids in March 2023. He continued with his belief that the Brick Street Project is a very good thing and may draw visitors like the murals and new eating places do. Also, he said that the RDC may be asked to contribute to some more art/culture in the future. President Haines agreed that it is a very good project and he stated that the new water tower is also a great project. He asked if there were future plans to add more utilities to the west side of the I-65 interchange. The Mayor said not at this time but boring beneath the interstate is being looked into. President Haines asked Brandon Schreeg about the project's time-line. Brandon stated that the Design Process is approximately 6 months, with plans and bids to EDA by July 2023 and construction happening between August and September 2023.

3. Brandon Schreeg shared that Kimley-Horn's 2nd Task would be Construction & Administration. In other words, they will be on site as needed and there will be a pre-construction meeting as well as 6 progress meetings held during the project. This will include change orders and etc. They will make sure that everything is progressing as planned. In addition, they will coordinate with KIRPC to help with managing the grant.
4. President Haines asked for a motion to pledge \$581,330.00 from TIF for the Brick Street Project. Bill Hollerman made a motion to pay that amount from TIF, second by Estel George.

Motion Passed

Next Meeting: To be determined

Redevelopment Commission President Haines asked for a motion to adjourn the meeting. Bob Brenneman made a motion to adjourn, second by Bill Hollerman.

Motion Passed:

Meeting adjourned at 2:55 pm.

(Minutes respectfully prepared and submitted by Pamela Saylor Administrative Secretary for the Building Department).