

**Redevelopment Commission Minutes for Hearing #RC2021-01**  
**Tuesday October 12, 2021**  
**City Hall/Council Chambers**

The Rensselaer Redevelopment Commission held a meeting on Tuesday October 12, 2021. Commission President Stan Haines brought the meeting to order at 1:00 pm. He requested that Kenny Haun do the roll call.

**Redevelopment Commission Members Present:** Stan Haines, Estel George, Robert (Bob) Brenneman, Bill Hollerman and Kenny Haun

**Redevelopment Commission Members Absent:** Janice Deno

**Other City Employees Present:** Frieda Bretzinger-City Clerk Treasurer, Kevin Cochran-Building Commissioner, Pam Sayler-Administrative Secretary for the Building Department, Jerry Lockridge-City Project Manager, Mayor Stephen Wood, and Jacob Ahler-City Attorney

**Guests:** Roberta Gutwein, Stephen Eastridge, Zyan Miller, Kayla Tryon, Adam Alson, Brienne Hooker, and Robert Schenk.

**Election of Officers:** Bill Hollerman made a motion for the Officers to maintain their current positions, second by Bob Brenneman.

- President: Stan Haines
- Vice President: Estel George
- Secretary: Kenny Haun

**Motion Passed**

**Previous Minutes:** Redevelopment Commission President Stan Haines asked for a motion to approve the minutes as presented from the Monday August 17, 2020 meeting. Estel George made a motion to approve the minutes as presented, second by Bob Brenneman.

**Motion Passed**

**Old Business:** None

**New Business:**

1. Adam Alson, President of Appleseed Childhood Education, Inc. is presenting their proposed plans for opening a licensed Child Care and educational facility. He began by explaining how our community is losing residents due to the lack of quality child care and education. This facility would offer 75 seats for children ages 6 weeks to 5 years old. The facility would be open from 6 am to 6 pm Monday through Friday. Adam stressed that this is education not babysitting. The 75 seats will be first come first serve. Tuition is income based. It is anticipated that all the classes will be full and they anticipate the need for a wait list. Special needs children will also be served/provided for. The Center will be licensed and care providers will have proper training and an educational background. Their main operating cost will be employee salaries. The licensed care providers that have operated here in the past have closed for a multitude of reasons. Some of which were lack of funding, burn-out, and loss of staff.

Stan Haines asked what location would they consider using for their center and Adam Alson said that they could not disclose the site until it is confirmed and it would be announced as soon as their lease was confirmed. Kenny Haun asked if they were looking for a long term endorsement? Adam said they were but they would begin with a one year. Mayor Wood spoke and he said he would like the Redevelopment Commission to consider at least a one-time donation of 15 %. He said that if the Appleseed group did not get off the ground the Jasper Foundation would hold those funds and they would be reimbursed to the city. The Mayor is encouraging the Board to support this. The City Council declined due to a lack of funds.

Jacob Ahler-City Attorney, interjected that the Board has the authority to determine the use of TIF Funds. However, you would have to show that the TIF District would benefit from making the expense.

Stephen Eastridge-from the Jasper County Economic Development Office encouraged the board to commit to this. He said that it will attract growth to our community. Roberta Gutwein-a Board member of the Appleseed organization, also encouraged the Board to offer help. She stated that the Right-Steps management group knows exactly how to manage every aspect of this business. Brienne Hooker from the Jasper Newton Foundation spoke next and stated how important this would be to our community. It would be job creating for Rensselaer and our surrounding communities. Cliff Robinson, local attorney and Appleseed Board member let those in attendance know that his own family needs and wants more than adequate child care preschool education. He is encouraging approval, stating that this is so needed for the future growth of this community.

Board President Stan Haines, said he supports making a one year at a time commitment and then re-evaluate each year after that. Mayor Wood interjected that a pledge could be made in a dollar amount to support the project. Kenny Haun ask Frieda Bretzinger City Clerk Treasurer if this would have an effect on the budget since it is already finished for 2022. She answered that it would have no affect because TIF funds are not budgeted.

Stan Haines made a motion to make a pledge in the amount of \$115,000.00 and re-evaluate next year, second by Estel George. Stan Haines ask for a roll call vote:

- Stan Haines: Yes
- Estel George: Yes
- Bill Hollerman: Yes
- Bob Brenneman: Yes
- Kenny Haun: No

#### **Motion Passed**

2. Stan Haines introduced the next item on the agenda which is the development of Schuster Road. He asked Kevin Cochran-Building Commissioner to present the details to the board and Kevin declined. He asked Jerry Lockridge-City Project Manager to speak with regard to the development of this road. He said that NITCO donated the platted property which is located west of the water tower on Drexel Parkway. They would begin this roadway by finishing a 500 ft. long and 20 ft. wide section for a cost of \$52,200.00. He explained that this will be expanded on in the future. The approximate total cost when the street is expanded in the future may be

\$250,000.00. The easements are all there and the completed street will facilitate much more future development.

Stan Haines ask for a motion to proceed with the request for Schuster Road. Bill Hollerman made a motion, second by Estel George. Stan Haines ask for a roll call vote:

- Stan Haines: Yes
- Estel George: Yes
- Bill Hollerman: Yes
- Bob Brenneman: Yes
- Kenny Haun: Yes

**Motion Passed**

Frieda Bretzinger City Clerk Treasurer brought some claims that need the Board member's signatures in order to proceed for payment.

**Next Meeting: TBD**

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 2:33 pm.

Kenny Haun Secretary

*(Minutes respectfully prepared and submitted by Pam Saylor Administrative Secretary for the Building Department)*