

**Minutes of the
Speedway Redevelopment Commission
Regular Session**

Monday, March 19th, 2007
Speedway Public Library - 6:00 P.M.

Call to Order

The meeting was called to order by Scott Harris at 6:02 PM, a quorum being established.

SRC Roll Call

Present: Benny Grove, Scott Harris, Steve Bishop, and Ron Fisher

Also in attendance were:

- Toma Shepherd and Jim Gutting, counsel for Barnes & Thornburg (B&T)
- John McCurtain, Speedway Town Manager
- Lu Hilmer and Gary Raikes, Speedway Town Council
- Shane Burkhardt, American Structurepoint

Welcome and Introduction of Steve Bishop to the Speedway Redevelopment Commission

Approval/Acceptance of Meeting Minutes

- The commission accepted the 2/28/07 Special Session Meeting Minutes as presented.
- The commission accepted the 2/28/07 Executive Session Meeting Minutes as presented.
- The commission accepted the 3/15/07 Executive Session Meeting Minutes as presented.

Tax Impact Study – Redevelopment Area #2

- Herschel Frierson of Crowe Chizek explained of the Tax Impact Study for Redevelopment Area #2 – no negative impacts discovered.
- Floor opened for public comment at 6:05 PM.
- No comments from public – floor closed at 6:06PM.

Confirmatory Resolution for Redevelopment Area #2

- The Confirmatory Resolution for Redevelopment Area #2 was presented for vote. Ron Fisher motioned to accept the resolution, seconded by Benny Grove. Motion passed 4-0.

Public Hearing – Third Amendment to the Plan – Property

- Floor opened to the public.
- Julie Pratt questioned notification process for Public Hearing. Scott and Toma outlined where notice is presented.
- David Givens of Baker & Daniels, representing Speedway Industrial Park, presented a remonstrance prior to the meeting and questioned the SRC intent to purchase their property and it's classification as a blighted area. Their plans are to expand this park and the SRC designation potentially jeopardizes that.
- Owners of Lynhurst Mower Service questioned intent to close Grande Ave. Scott stated that is not currently in the plan.
- Elizabeth Glover of Charlie Brown's Restaurant expressed concern that we are trying to take properties. That is not the case.

- Norm Gallivan of 10th & Main, LLC, asked for clarification of the acquisition process and timing. Scott stated the timing is not yet clear but when the Master Plan is presented to the public on 5/21/07, we can enter serious discussions with property owners.
- Public hearing closed at 6:30 PM.

Resolution – Third Amendment to the Plan – Property

- Ron Fisher motioned for approval of the Third Amendment to the Plan. Benny Grove seconded. Motion passed 4-0.

Property to Purchase – Redevelopment Area #1

- Purchase agreement presented for purchase of the Butler building at 16th & Main for \$152,500.00. Ron Fisher motioned for approval, Benny Grove seconded. Motion passed 4-0.

Master Plan Update

- Shane Burkhart of American Structurepoint updated the commission on status of the Master Plan -should be ready for public presentation on 5/21/07.

Proposal – Presentation Media for Redevelopment Area #1

- American Structurepoint presented proposal for \$21,500.00. Benny Grove motioned to accept, Ron Fisher seconded. Motion passed 4-0.
- Ron Fisher stated that the Lions Club has an interest in publishing the Master Plan in the Speedway Phone Book. Ron also wants the SRC to purchase bicycle racks for Main St. to hopefully encourage that traffic. Shane stated that is part of the Master Plan.
- Elizabeth Glover stated she will offer space at Charlie Browns for bicycle racks. She also is planning façade changes to her property and wants to ensure it fits the Master Plan.

Public Comments

- Resident inquired about the grants for video cameras for Town security. John McCurtain explained that currently, two are being pursued through Homeland security.
- The Old Speedway Neighborhood Association questioned if we would consult them before any changes made to Main St. Shane Burkhart stated we would consult all necessary parties when the time is appropriate, including them.

Approval of Claims

- Ron Fisher motioned to approve all claims, Benny Grove seconded. Motion passed 3-0. Steve Bishop abstained.

Adjournment

- Meeting adjourned at 6:56 PM