



TOWN RDC MEETING

Thursday, September 05, 2024 at 6:45 PM
Council Chamber Bristol Municipal Complex

MINUTES

CALL MEETING TO ORDER

RDC President Gregg Tuholski called the meeting to order at 6:45pm on Thursday, September 5, 2024.

ROLL CALL

Members present: Doug DeSmith, Dean Rentfrow, Jeff Beachy, Cathy Burke, Gregg Tuholski

Others in attendance: Clerk-Treasurer Cathy Antonelli, Town Manager Mike Yoder, Legal Counsel Alex Bowman

APPROVAL OF AGENDA -stands as printed

APPROVAL OF MINUTES from February 15, 2024 and June 6, 2024

- Motion to approve the RDC meeting minutes from February 15, 2024 and June 6, 2024 made by Jeff Beachy, Seconded by Cathy Burke. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy.

REPORTS

TOWN ATTORNEY Alex Bowman

Consideration of Resolution No. 9-5-2024-6 Amending Declaratory Resolution and Economic Development Plan for the Consolidated State Road 15 Economic Development Area (EDA). Alex reminded the commission that back in 2022 the N SR 15 EDA and S SR 15 EDA were consolidated into a single Economic Development District. This resolution is what is required by statute to begin the process of expanding that EDA to include the parcels to be considered for annexation into the Town in the Council meeting to follow. Counsel recommends the Commission accept this Resolution as printed to get the process started.

- **Motion to adopt Resolution No. 9-5-2024-6** made by Doug DeSmith, Seconded by Jeff Beachy. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy.

Request to be considered by the RDC:

Would the RDC support appropriating funds from the Rail Park Allocation Area to the Seahawk Allocation Area to reimburse the Seahawk Allocation Area for a portion of the public infrastructure improvements that are physically connected to the Rail Park Allocation Area.

Mike Yoder refreshed the Commission by reviewing that the Seahawk bond came into play with the MJB Wood facility. At that time, the developer wanted to include some lots that had not yet been developed, but per our financial advisor, those lots were not included. Those properties are now filled by Smith Ready Mix and Great Lakes. We are being asked again to consider those allocations to be able to pay off the bond sooner and in turn, that would additional TIF revenue for the Town.

The challenge lies in the uncertainty of what demands come to the TIF area in the future. IF we have adequate money, we could present a transfer of a specific amount of funds to be transferred and be used towards the bond repayment. The Commission likes the concept. Mike will let the developer know. Specific amounts will be presented back to the commission as actual amounts are known.

NEW BUSINESS

Water service lateral impact on Bristol Opera House (BOH)

TIF allocation request to spend up to \$40K from property acquisition and clean up towards the BOH sidewalk/front porch project. INDOT planning to demolish the sidewalk in front of the BOH. Underneath their sidewalk is a basement entrance or vault to an old barbershop. That will need to be filled in. We would do the concrete work and replace the pedestals for the posts and the BOH and CFEC will take care of the rest. Mike Yoder would like to align the poles with the streetlights and meet ADA standards to make a nicer walkable area. This will be part of our water main project and the state highway project, so this piece of the demolition needs to happen before that starts.

- **Motion to approve the expenditure up to \$40K in relation to the BOH façade project** made by Jeff Beachy, Seconded by Dean Rentfrow. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy

The Commission is interested in finding out if there are State or Federal monies available to use towards a façade project and to have Mike work with Alex to create a façade grant program document using TIF funds.

COMMISSIONER DISCUSSION ITEMS – none this evening.

MOTION TO ADJOURN

- **Motion to adjourn** made by Cathy Burke, Seconded by Dean Rentfrow. Voting Yea: Doug DeSmith, Dean Rentfrow, Cathy Burke, Gregg Tuholski, Jeff Beachy to adjourn.

Meeting adjourned at 7:01pm

Gregg Tuholski, RDC President

Doug DeSmith, RDC Secretary