

Avilla Redevelopment Commission

Minutes – November 4, 2021

Members in Attendance: Ross Freeman, Todd Carteaux and Josh Lash.

Members Absent: Kurt Kline and Josh Harper.

Also in attendance: Tena Woenker, attorney Darrick Brinkerhoff and Phil Troyer.

The meeting was called to order at 5:00 pm.

Carteaux suggested Phil Troyer open the meeting with discussion about the Watercrest subdivision and his request to the RDC. Troyer explained the circumstances of replatting the last lots of Watercrest as single family homes, getting that approved by the Plan Commission and then the title company required residents of the duplex condos to “sign off” on the change from condos. Most of the residents refused so, to clear the title, he is modifying the language on the plat to say duplex condos or single family villas and they will all be members of the Horizontal Property Regime. The amended plat will have a public hearing with the Plan Commission on Dec. 1.

He proposed to the RDC members to gift the entire remaining undeveloped Watercrest Section 3 to the Redevelopment Commission (except Lot 9 so Troyer will remain an owner for purposes of managing the HPR). After the meeting, he will record the replat, have a formal Avilla Villa HPR meeting to confirm changes and proceed with the transfer to the RDC. There was much discussion about how the RDC could sell the property (after 2 appraisals for setting market value) to another developer and perhaps use the proceeds of the lots to assist with utility installation costs. Another idea was to install the infrastructure and sell the lots individually. In either case, the RDC members agreed that it would be better for them to accept the property than to let it go into tax sale or to remain idle.

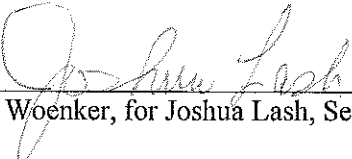
(Prior to the Plan Commission, meeting Troyer will be transferring 4.5 acres to Diocese of Fort Wayne-South Bend, 915 S Clinton St., Fort Wayne IN 46802 for cemetery land, so that parcel will not be landlocked behind the Watercrest subdivision.)

Old business: Woenker presented the year-to-date 2021 financial report. She had also distributed the current version of the TIF expansion documents. After some discussion about properties that could be acquired for redevelopment, the Commission asked Woenker to add the mobile home park to the potential list of properties for acquisition. They also asked to add the Watercrest subdivision project to the EDA plan so the RDC can help with infrastructure.

New business:

Woenker explained that she had discovered some parcels missing from the TIF list that is submitted to the auditor for tax calculations and to the State’s Gateway system. She is working with the auditor to correct this but will need assistance in calculating the base value for the properties. The RDC voted to approve Baker Tilly to help correct the base value calculations, not to exceed \$3500.

With no further business, the meeting adjourned at 6:21 pm.


by Tena Woenker, for Joshua Lash, Secretary