

**Avilla Redevelopment Commission  
Minutes – March 9, 2023**

Members in Attendance: Todd Carteaux, Kurt Kline, Ross Freeman, Coltyn Fish, Brent Durbin

Members Absent: Josh Harper

Also in attendance: Tena Woenker

Carteaux called the meeting to order at 5:35 pm.

Carteaux asked if there were questions about minutes of the January 11, 2023 meeting. No questions about the minutes. Freeman made a motion to approve the January 11<sup>th</sup> minutes, Kline seconded, passed 3-0. Coltyn Fish was new, so he abstained from the vote.

Woenker presented the year-to-date financial report. A report was also provided for what has been spent on 126 E. Albion St. Freeman made a motion to approve the financials, Kline seconded, passed 4-0.

New Business:

Gateway Report

The board reviewed the annual report to be submitted to the State.

Kline made a motion to approve the Gateway report, Freeman seconded, passed 4-0.

Annual Report to overlapping entities – BakerTilly

This report is done annually. Tena Woenker reached out to other companies to get quotes but both said they were too busy. Their engagement letter states, not to exceed \$3,000 for the year.

Freeman made a motion to approve the engagement letter for BakerTilly not to exceed \$3,000, Fish seconded, passed 4-0.

126 E. Albion Street:

Reviewed quotes for installing headers in the windows. The 3 quotes ranged from \$6,960 to \$33,000. There was brief discussion on what was required in the Downtown district. It is only required to make sure the front is as original as possible. The back of the building does not have to be.

Freeman made a motion to approve Phillips Restoration for window header installation of \$6,960, Fish seconded, passed 4-0.

The board reviewed a few quotes for the junk removal to clean out the basement. The board would like the quotes revised to have them include a conveyer belt to decrease cost.

Nipsco – New Industrial Park

The board reviewed the most recent email from Nipsco. The Town still does not have the contract. The overall numbers lowered from \$575,000 to \$374,000. Tena talked to Solar Land and they agreed to wait for us to sign and then he would sign immediately.

Tena brought up that Hollingshead may cause the Town pressure to reach capacity with their new addition. This would fall under a different state code and apparently Nipsco would have pay for the reg. station. Hollingshead needs 5 psi and we are at about 2.5 psi.

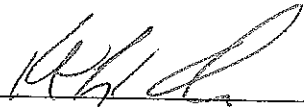
The Commission wondered if the Town could enter a developer agreement and wait on the reg. station to see if Hollingshead trips the station over so the cost would fall on Nipsco.

Tena will get more information on State code and continue follow up with Nipsco.

Old Business:

None

With no further business, Kline made a motion to adjourn, Fish seconded, motion passed 4-0. The meeting adjourned at 6:42 pm.

  
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by Kurt Kline, Secretary