

Avilla Redevelopment Commission
Minutes – April 3, 2023

Members in Attendance: Todd Carteaux, Kurt Kline, Ross Freeman, Coltyn Fish
Members Absent: Josh Harper, Brent Durbin
Also in attendance: Tena Woenker

Carteaux called the meeting to order at 5:33 pm.

Carteaux asked if there were questions about minutes of the March 9, 2023 meeting. No questions about the minutes. Freeman made a motion to approve the March 9th minutes, Fish seconded, passed 4-0.

Woenker presented the year-to-date financial report. A report was also provided for what has been spent on 126 E. Albion St, currently committed to \$118,000. Kline made a motion to approve the financials, Freeman seconded, passed 4-0.

New Business:

Wick-Fab Tax Abatement

Wick-Fab purchased a 1999 Forklift. This allows them to move product without sub-contracting it out.

Wick-Fab would like to add a second shift if the labor market cooperates.

Freeman asked if they will need a bigger forklift in the future. Wick-Fab said yes, but the bigger forklifts are hard to find. They went with a used forklift because they needed it now.

Kline recommended a three year tax abatement because it is a used piece of equipment.

Kline motioned to approve a three-year tax abatement for resolution 2023-01. Freeman seconded, passed 4-0.

Wick-Fab Water-Jet Tax Abatement

Wick-Fab previously was awarded a tax abatement for a water jet. They bought it used from McLaughlin Services. They have finally found a company to install the water jet and would like to include the \$15,000 cost into the abatement.

Woenker contacted the assessor and they indicated that the abatement can be amended. The RDC can vote to include the additional cost.

Freeman motioned to approve the amended abatement resolution 738-11-22 for the installation costs if the quote for installation is provided back to the board. Fish seconded. Passed 4-0.

Nipsco – New Industrial Park

The board was presented with the NIPSCO contract for the investment into the new industrial park. The contract calls for an initial payment of \$182,237.32. This is down from the original \$525,000 estimate.

Woenker and Carteaux met with IEDC who contacted NIPSCO. NIPSCO said they would front the credit for Solar Land.

Kline made a motion to approve the \$182,237.32 NIPSCO contract for gas service in the new industrial park, Freeman seconded, passed 4-0.

126 E. Albion Street Junk Removal:

The board reviewed quotes to remove the junk from the basement. The Avilla companies don't want to use a conveyer but will manually haul the trash out of the basement.

Freeman inquired if all quotes are for all equal services.

Freeman made a motion to approve Flying Dutchman for junk removal of \$4,250, Fish seconded, passed 4-0.

126 E. Albion Street Water Access:

Philips Restoration needs access to some water in the brick restoration process. Currently the building has no water. There is water access at the pocket park. Town Administration suggested that the RDC pay for the water bill for the months that the work is being done.

Currently the water bill is the minimum \$13.75 per month. It is not anticipated that there will a huge increase in water usage.

Park Board President indicated that it shouldn't be a problem but would bring it to the board.

Carteaux recommended that the RDC would pay any excess over \$13.75 per month during the project.

Freeman made a motion to approve paying any water usage over the minimum at the pocket park during the duration of the brick restoration project at 126 E. Albion Steet, Fish seconded, passed 4-0.

126 E. Albion Street Window Frames:

It was originally thought that the upper front window frames could be used, but during the work, it was found that they needed more work. This was around \$800 for that work. Phillips Restoration was there to do it, so Woenker asked Carteaux for approval, and he did.

The board has no problem with the approval. However, there needs to be a discussion about creating a process so that a quick approval for instances like this can be handled. Woenker will check with legal if there can be a preauthorization amount for approval.

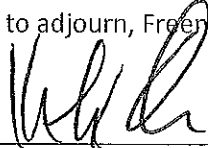
Tax Abatement Guidelines:

The board will like to revisit guidelines for tax abatements in the future.

Old Business:

None

With no further business, Fish made a motion to adjourn, Freeman seconded, motion passed 4-0. The meeting adjourned at 6:26 pm.



by Kurt Kline, Secretary