

**Avilla Redevelopment Commission  
Minutes – June 8, 2023**

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

Members Absent: Josh Harper, Brent Durbin

Also in attendance: Paul Shepherd, Matt Brinkman

Carteaux called the meeting to order at 5:30 pm.

Carteaux asked if there were questions about minutes of the May 11, 2023 meeting. No questions about the minutes. Freeman made a motion to approve the May 11<sup>th</sup> minutes, Fish seconded, passed 4-0.

Carteaux presented the year-to-date financial report. Kline asked to get clarification on what the \$20.51 to the Town of Avilla was and Carteaux will get clarification. Freeman made a motion to approve the financials, Kline seconded, passed 4-0.

**Old Business:**

**Matt Brinkman, Region 3A:**

Matt Brinkman provided a proposal for services. He can provide Request for Proposal preparation and administration for \$50/hour and not to exceed \$750.

He has the expertise to help the RDC navigate the laws as the board continues to seek further economic development in the town.

The RDC will make a decision on how to continue with the building at 126 E. Albion Street and then will contact Matt Brinkman to use his services.

**126 E. Albion Co-Working Space Presentation:**

Brandon Still provided a second presentation, however, due to a technical glitch, that was not provided to the entire RDC. Carteaux will forward the presentation to all members and will further discuss at the July meeting.

**126 E. Albion Street:**

The RDC received an official quote from Sweeny Construction for the stairs for \$43,650. There was an attempt to get more quotes but each company said they were too busy. The only other quote for wooden stairs was for \$30,000 and there was a question as to whether they were insured.

Freeman motioned to approve the quote with Sweeny Construction for \$43,650, Fish seconded, passed 4-0.

The RDC was provided a quote to add a side door in the building into the pocket park. There was discussion on if it was necessary. The total quote for the door and installation is \$5,228.90. There was further discussion on getting more quotes, however, without a Town Manager to take care of the administration and looking at the actual costs the RDC determined it was not necessary.

Kline motioned to approve the door quote for \$5,228.90, Freeman seconded, passed 4-0.

This will bring the total committed funds for the building to \$190,387.18.

**New Business:**

**Tax Abatements:**

Freeman mentioned that Josh Harper had a spreadsheet used for evaluating tax abatement applications. Carteaux mentioned he would like to compare to the surrounding communities. The RDC wants to be enticing to businesses to come into the area. The RDC would like to gather the information and proceed forward with a more formal evaluation when a new Town Manager is hired.

**Manufacturing Readiness Grant:**

Kline informed the board of a Manufacturing Readiness Grant available to any business in Indiana looking to make investment into capital using smart manufacturing. There are matching funds up to \$200,000 available. It could be a tool to entice businesses as well as help inform current businesses.

In the last cycle only two Noble County businesses took advantage of it. Carteaux said he would inform the Avilla Chamber of the grant as well.

With no further business, Kline made a motion to adjourn, Freeman seconded, motion passed 4-0. The meeting adjourned at 6:30 pm.

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by Kurt Kline, Secretary