



Town Council of the Town of North Judson
Redevelopment Commission Meeting Minutes

October 21st, 2024 – 5:45 P.M.

The North Judson Town Council met in Regular Session at the North Judson Town Hall, 310 Lane Street, North Judson, IN on the above date and time with the following present: Commissioner President Rowe, Commissioner Vice President Brown, Commissioner Banks, and Lewandowski were able to attend. Town Manager Leszek and Clerk-Treasurer Rowe were also able to attend as well.

The Pledge of Allegiance was recited.

Commission President Rowe asked for approval of the agenda. Commission Vice President Brown moved to approve the agenda. Commissioner Banks seconded the motion, and all council members present concurred.

Commission President Rowe asked for approval of the Minutes from the Meeting Minutes on September 16th, 2024. Commission Vice President Brown moved to approve those Minutes. Commissioner Lewandowski seconded the motion, and all Commission members present concurred.

Business

Town Park Improvements Project: Update & Project Invoicing

Town Manager Joe Leszek stated that the park project had been moving along nicely. He explained that the contractors had been working on completing the artificial grass on the mount and finishing up some pour-in-place areas. He stated that this Thursday, Troyer Group, Brown and Brown, and the DNR would be walking through the park to go over some punch list items of that need completed. Commissioner Rowe was very impressed with the new coat of paint on the buildings. He stated that the paint had really freshened up the bathrooms and pavilions. Leszek stated that Pavilion One is almost completely finished but there had been some rotten wood that Kapp was getting replaced. He stated that they were hoping to have the unveiling take place within the next week and a half. Leszek informed the Commission that all of the grass and plants had a year warranty so if they happened to not take then they would be replaced. He wanted to mention this because Brown and Brown had hired a third-party landscaper that had not been keeping up with the early maintenance of the plants. Leszek stated that the hope was to get a date set next Tuesday for the Ribbon Cutting ceremony.

Clerk-Treasurer Rowe presented the following:

P.O. 2675 to Fibar for PIP 4339.00 square feet, INVOICE, in the amount of \$121,448.61.

Commission Vice President Brown made a motion to approve:

P.O. 2675 to Fibar for PIP 4339.00 square feet, INVOICE, in the amount of \$121,448.61.

Commissioner Banks seconded the motion, and all members present concurred.

2025 Redevelopment Commission Budget

Clerk-Treasurer Rowe stated that they had received an annual spending model plan for the Redevelopment Commission. He stated they do not normally budget the Commission since it is not taxed but they are now requiring annual spending plans. Rowe says that it will help them know what projects they would like to pursue in 2025. Rowe stated that memorandum would need to be turned in by Thursday, November 21st. He also mentioned that they had thought of a few ideas including redoing the Hill Garage. Leszek proposed the idea of getting an LED information sign at Norwayne Field which would cost around \$20,000 to \$25,000. He also mentioned that the Commission had discussed getting benches and planters for the downtown area and that was something that could be added to the budget. Leszek stated that they could also look into how much it would cost to have a columbarium built at Highland Cemetery for cremated remains. Rowe explained that the cemetery would be on the engineering side this year since it would need to be plotted out and landscaped. He had spoken with Bob Alois from Territorial since they were the ones who handled Highland's previous expansion. Rowe stated that Mark Smith from Knox would also like a change to bid on the cemetery since they work in the field. Doug O'Donnell currently has one quote to build a columbarium. Leszek explained that they were working on identifying what the Commission would like to see in 2025. Clerk-Treasurer Rowe stated that he had received a sidewalk replacement program application from North Manchester. He explained that the Town of North Manchester application had examples of grants for transportation enhancement, sidewalks, and grant projects. Rowe stated that the Commission would be able to meet next month at 6:15 PM in order to hear everyone's thoughts for the 2025 budget. Commission Vice President Brown mentioned that the garage near the water tower needed to be remodeled. Leszek explained that they have received quotes to get the Town Park Hill Garage remodeled and it was quoted for \$25,000. Commission President Rowe voiced that the Commission should focus more on the Hill Garage since it was in worse shape than the other garage. Leszek stated that it was something that they would be able to look into. He explained that there may be a chance that they would be able to patch and paint the sides of the building and just replace the roof for the second garage. Commission President Rowe asked at what point these projects are no longer funded under the Redevelopment Commission. Clerk-Treasurer Rowe stated that since these are park buildings, they technically fall under Park funds w/in the Town's general account, or Redevelopment Commission funding. Commission President Rowe wanted to ask how long they will be paying themselves back for the purchase of the newer firetruck. Rowe explained that it was \$13,000 a year for ten years from their budget. Commission President explained that they could use that money for the downtown beautification. Clerk-Treasurer Rowe wanted to go over the sidewalk grants. He mentioned that they could have Attorney Schramm draft an ordinance where if a resident wanted to replace their sidewalk the Town would match \$10,000 per year. Commission President Rowe suggested that the price be increased to \$20,000 per year and see if anyone would be interested. He stated that new sidewalks would increase the curb appeal of our houses in town and that might be a way to sell the idea a matching grant to town residents. He explained that the residents should know putting in new sidewalks would be a huge investment for their homes. Clerk-Treasurer Rowe explained that there could be ways to turn dollars into dollars by looking into different grants and funds provided by the different levels within the state.

Clerk-Treasurer Rowe mentioned that going forward it would be good to have better accounting while the General/Edit Fund works on paying back the Redevelopment Fund. He explained that having that extra financial assistance could potentially help objectives like neighborhood development. Rowe stated that neighborhood corporations could come in with a housing grant where they could potentially split the cost with the developer. He explained that they had discussed wanting to promote growth, whether it be housing or commercial development, but they let off the gas for hiring out those economic development services. Rowe asked if that was something the Commission would want to think about pursuing. Commission President asked if they would need a consultant. Clerk-Treasurer Rowe answered that they might need one and that he had estimates from other companies, but they were on the expensive side. He mentioned that they could budget \$10,000 a year with quarterly payouts. Commission President proposed the idea of having Deputy Clerk, Erin Chaja, get trained to take on this type of work. He explained that it would help if they had someone available to coordinate the simpler things like making phone calls and setting up meetings. Commission President also suggested asking if Larry Wickert would be interested in working as a consultant for the Town as well. Leszek suggested that they have a meeting with one of the companies and possibly try to gather information from them to see how they go about this process. Commissioner Rowe stated that it would barely be a part-time job since the person would only need to work a few hours a week answering phone calls and making connections. Leszek stated that we would need someone who could help us market ourselves and help us get that marketing out to the people. Clerk-Treasurer stated that he believes that an economic development plan would help. He explained that they could have a five-year plan that indicates what exactly the Redevelopment Commission is going to do over the next five year. Commission President Rowe agreed that we should try and throw everything against the wall to better our community in 2025. Clerk-Treasurer Rowe stated that they would have time to discuss projects before their November 18th meeting.

Additional Business Deemed Necessary by the Council:

Town Manager Leszek wanted to bring up the topic of officially naming the road that is in between the Police Department and Norwayne Field. He explained the street has stop signs and speed limit signs, but it still needs to be named. Once they get the road named, then they would be able to add it to their road inventory which would then make the road qualified for pavement under CCMG. Once the roads have been named and have the appropriate sign then they will qualify for CCMG funding. Leszek stated that they could potentially get the road at the Police Department and Arloa Lane in the Town Park paved in 2027.

Adjournment

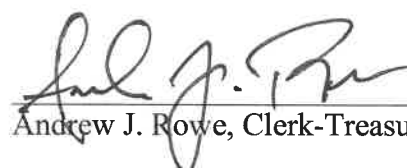
Commission Vice President Brown moved to adjourn the meeting. Commissioner Banks seconded the motion, and all members present concurred.

Meeting adjourned at 6:20 P.M.



John Rowe, Council President

Attest:



Andrew J. Rowe, Clerk-Treasurer

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