

CITY OF DECATUR
SPECIAL COMMON COUNCIL MEETING
OCTOBER 27, 2015

The City of Decatur Common Council met on Tuesday, October 27, 2015 at 5:00 p.m. at City Hall in Council Chambers. The meeting was called to order by Mayor John Schultz. Roll call was taken to show Councilmen Cam Collier, Bill Crone, Matt Dyer, Tyler Fullenkamp and Ken Meyer were in attendance. Also present was City Attorney, Tim Baker and Clerk-Treasurer, Phyllis Whitright.

Also in attendance were, Wylie Sirk representing the Decatur Main Street Board, Max Miller and Ron Storey representing the Decatur Redevelopment Commission and Decatur Main Street, and Colton Bickel from Sturtz Public Management Group.

Crone made a motion to suspend the minutes from the previous meeting until the next regularly scheduled Common Council meeting on November 2nd. Meyer seconded the motion. Motion carried.

Notice of the Special Common Council meeting was properly posted and the media notified.

At the October 20th Council meeting, members were given a draft of the Decatur Downtown Revitalization Plan to review. This Special meeting was held to allow Council members to make any changes to the plan and to receive comments from the public before adoption. Also, to allow Kevan Biggs of Biggs TC Development, LLC to submit a tax credit application prior to November 2nd for a downtown housing development as part of the plan.

City Attorney, Tim Baker informed Council that Kristi Sturtz of Sturtz Public Management Group, indicated to him to have the City's Comprehensive Plan updated for grants, and to include the Decatur Downtown Revitalization Plan in the Comprehensive Plan. Any amendments must go through the Decatur Plan Commission for approval and then to Council for final approval.

Mayor Schultz asked for any changes to the plan. No changes were requested.

Resolution No. 2015-18 was presented, Sturtz Public Management Group LLC, was hired through partnership with Jones Petrie Rafinski, MartinRiley Architects, and Public Art & Practice, to help the City create a plan to guide future revitalization efforts in the downtown area.

Councilman Dyer made a motion to introduce Resolution No. 2015-18, a resolution of the Decatur Common Council which approves the "Decatur Downtown Revitalization Plan", dated October, 2015. Councilman Crone seconded the motion. Motion carried.

Councilman Collier made a motion to adopt Resolution No. 2015-18. Councilman Crone seconded the motion. Motion carried. All five (5) council members were in favor and signed Resolution No. 2015-18, none opposed.

Kevan Biggs of Biggs TC Development, LLC was present to explain support needed for his housing application to the Indiana Housing Community Development Authority (IHCDA), which is due on November 2, 2015. This development includes 35 loft style apartments in the downtown area of Decatur along with 12 new houses in the East Ridge subdivision. Also included is a blighted home located on Elm

Street in Decatur. The downtown loft apartments will be located in the old Music House building and the Fifth Third Bank building. Mr. Biggs has an offer of \$187,500 to purchase the old Schaefer building included in his development plan with the intent to demolish this building and place a parking lot and a small park on the demo site. Mr. Biggs submitted a handout that detailed his intentions on the properties and the cost associated with his plans. In total, the City would contribute \$239,000.00 for demolition, backfill, site work, two downtown façades, and water and sewer taps at the East Ridge housing locations. The city's contribution/donation helps Mr. Biggs acquire additional points for underground stormwater storage and a picnic area in the proposed park. This development is allowed under the Federal Section 42 housing guidelines, which includes a tenant selection plan that gives preference to artist, but no discrimination is allowed. It is Mr. Biggs plan to attract young graduated artist from the surrounding colleges to be tenants for this development. The rent is income based and the average rent is estimated to be in the range of \$500.00 per month. The 12 houses on East Ridge will be lease/purchase with a term of 15 years. The City Attorney investigated the possible use of TIF dollars through the Decatur Redevelopment Commission and the city's CEDIT dollars as a way to accumulate the contribution total of \$239,000. It was also mentioned that the funds being supplied by the city would be needed in 2016 and 2017, so all of the contribution would not be due at one time, but over a period of two years. Mr. Bigg's application does not state specifically where the city funds will come from, with that to be decided as the distribution of funds comes to a closer date. Councilman Dyer made a motion to authorize the Mayor to prepare a letter to IHEDA in support of Mr. Bigg's development plan application in the amount of \$239,000.00. Councilman Collier seconded the motion and the motion carried by a 5-0 vote.

There being no further business, Crone made a motion to adjourn the meeting. Dyer seconded the motion. Motion carried. Meeting was adjourned at 6:10 p.m.