

CITY OF KNOX REDEVELOPMENT COMMISSOIN

101 W. WASHINGTON St.

KNOX, IN 46534

MEETING MINUTES: JANUARY 15, 2025

Members Present: Jeff V. Berg, Marcia Hayes, Marsha Boggs, Mary Perren

Members Absent: Mike Estok (listening via telephone)

Other Personnel Present: Mayor Dennis Estok

The January 15, 2025, meeting of the Knox Redevelopment Commission was called to order at 4:30 p.m. by President Jeff V. Berg at the Nancy J. Dembowski Community Center, and a roll call was performed.

Mayor Dennis Estok administered the oath of office to the commission members. President Berg welcomed Mary Perren to the RDC and thanked Nathan Bradley for his service.

Vice President Marcia Hayes made a motion to accept the December 18, 2024, minutes as presented, seconded by Commissioner Marsha Boggs. Approved 3-0.

4. Election of Officers 2025

President – Commissioner Hayes made a motion to nominate Jeff V. Berg as President of the Knox Redevelopment Commission, seconded by Marsha Boggs. Approved 4-0

Vice President – Commissioner Boggs made a motion to nominate Commissioner Hayes as Vice President of the Knox Redevelopment Commission, seconded by Commissioner Perren. Approved 4-0

Secretary – Vice President Hayes made a motion to nominate Mary Perren as Secretary of the Knox Redevelopment Commission, seconded by Commissioner Boggs. Approved 4-0.

5. Funding for PD Vehicles

Mayor Dennis Estok said the police department is behind on their vehicle replacement rotation. He said the purchase of two new vehicles will put them in good shape and will allow them to resume the replacement schedule. He noted they are still using a 2009 vehicle. The new vehicles will cost between \$66,000 and \$70,000 to purchase and equip.

Commission members discussed fund balances, which are currently \$1.2 million. That number includes \$75,000 in receipts this month from the Sabre building, and the city will get an additional tax draw in the spring.

Mayor Estok added that the city has budgeted \$100,000 from CEDIT for the U.S. 35 annexation infrastructure and can use TIF funds if that cost runs over. Additionally, the city has applied for a Community Crossings Matching Grant to pave the subdivision, and if it is received the city will save \$150,000.

President Jeff V. Berg asked how soon the vehicles are needed. Mayor Estok said the city cannot order them until August, but the turnaround time is fast.

Secretary Perren made a motion to authorize the purchase and equipping of two police vehicles at a cost not to exceed \$140,000. Vice President Hayes seconded the motion, and it was approved 4-0.

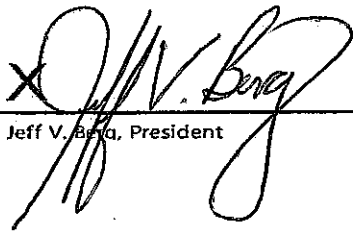
6. Funding for Park Grant – Mayor Estok said the next project at Wythogan Park involves raising the hill and using it for multiple purposes. The city intends to apply for an Indiana Department of Natural Resources Fish and Wildlife Grant, which is due August 1 and has a 50/50 match. The mayor is just asking for support from the RDC for matching funds. He also plans to ask the city council to contribute some EDIT money and to talk to the Starke County Convention and Visitors Commission about support for the project since the addition of a sledding hill with a snow machine would be a unique attraction for visitors. RDC members unanimously approved support for funding a future park grant.

7. Discussion of 18 S. Main St. – Mayor Estok was previously authorized to speak to Rob Neuberg and offer him \$10,000 for his building. He advised the title search performed by city attorney Justin Schramm returned a couple of lawsuits, but nothing to do with the building itself, and a \$97 tax bill. Mr. Schramm advised the city is clear to purchase the building, and the \$10,000 offer to Mr. Neuberg does not require approval. The adjacent property has \$25,000 in liens, but the taxes are being paid. The city can either apply for a blight elimination grant to remove the structures, with funds possibly available by late fall, or can obtain two estimates for the cost of removal. After some discussion, Commissioner Boggs made a motion to get two estimates for removal, seconded by Vice President Hayes, and approved unanimously.

8. Review of Façade Grant Guidelines – President Berg advised that Mr. Schramm updated the guidelines last year, but some improvements are still needed. Mayor Estok said for instance glass replacement needs to be more defined to clarify that maintenance does not qualify and the intention is to make an impact on the building's appearance. After some discussion, it was agreed that members would review the current grant application prior to the next meeting and bring their recommendations for updates and additions.

9. Other Business – President Berg noted for the record that Kirk Bennett is the Knox School Board advisory member of the Knox Redevelopment Commission.

10. Adjournment – There being no vouchers to sign, the meeting was adjourned at 5:38 p.m. The next Knox Redevelopment Commission meeting will take place on February 19, 2025.

A handwritten signature in black ink, appearing to read "Jeff V. Berg", written over a horizontal line.

Jeff V. Berg, President

A handwritten signature in black ink, appearing to read "Mary Perren", written over a horizontal line.

Mary Perren
Secretary