

CITY OF KNOX REDEVELOPMENT COMMISSOIN

101 W. WASHINGTON St.

KNOX, IN 46534

MEETING MINUTES APRIL 16, 2025

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

Members Absent: Mike Estok (listening via telephone)

Guests Present: Tom Cormican, Mike Densmore

The April 16 2025, meeting of the Knox Redevelopment Commission was called to order at 4:30 p.m. by President Jeff V. Berg at Knox City Hall, and a roll call was performed.

Amendment to the Agenda – President Berg asked that the agenda be amended to add 3a – appraisals on subdivision lots Secretary Mary Perren made a motion to amend the agenda as recommended, seconded by Vice President Marcia Hayes. Approved 3-0

Vice President Hayes made a motion to accept the March 19, 2025, minutes as presented, seconded by Commissioner Boggs. Approved 3-0.

**3 A. Appraisals on Subdivision Lots** – Mayor Estok said the lots in the subdivision off of Short Drive need to be appraised before they can be sold. He recommended obtaining two appraisals and using the average cost as the price but advised the city needs to sell them for \$25-\$26,000 each in order to break even. Commissioner Boggs made a motion that the city obtain two appraisals for the subdivision lots, seconded by Vice President Hayes. Approved 3-0.

**4. Funding Request for Engineering of Sledding Hill - \$7,500** – Mayor Estok said the city cannot include this project with the DNR grant for which they are applying because it will not score well and it would have to comply with ADA requirements. Instead he said the city is looking at doing the project themselves. However, Mayor Estok said the city would still need to obtain a DNR permit for construction within a floodplain. The funding request would cover the permit cost as well as design and some materials. President Berg explained that the Redevelopment Commission can only spend money generated through Tax Increment Financing. Secretary Perren made a motion to approve the request for \$7,500 for engineering of the sledding hill, seconded by Vice President Hayes. Approved 3-0.

**5. Review of Façade Grant Guidelines and Application** – Secretary Perren presented a summary of façade program guideline best practices from the City of Zionsville and the City of Hobart for review by the other RDC members. Highlights include a requirement that the applicant must own the building, that it must be located within a specified area of the downtown, and that it must be visible from a public way, which would need to be clearly defined. Both communities require the building owner to pay for all work upfront and receive reimbursement of allowable expenses upon satisfactory completion of the project. Ms. Perren said Hobart offers separate smaller grant amounts for awnings and signage. Another requirement is that applicants display signage provided by the city stating that they are recipients of RDC grant funds. President Berg said many of these policies can be incorporated into the City of Knox Façade Grant Guidelines and suggested members work on that at the next meeting.

6. Public Comment – President Berg asked if either of the members of the audience had anything to add. Mr. Densmore asked for clarification of how TIF works, and Mr. Berg explained it. Mr. Cormican asked how many people will use the sledding hill and who will control it. Mayor Estok said the hill already exists and has been used for generations. Plans call for cleaning it up and filling it in with dirt to make it safer for all users. Mr.

Densmore asked how many projects the RDC is involved in and who makes those decisions. President Berg explained that the focus is the façade grant and any other community improvement project that is before them that fits within the parameters of how TIF money can be used according to the state. Mr. Densmore suggested having something like a stock market where private investors could choose to fund community projects instead of using tax money to pay for them. President Berg told him the state would not allow the RDC to do that.

**5. Adjournment** – There being no vouchers to sign, the meeting was adjourned at 5 p.m. The next Knox Redevelopment Commission meeting will take place on May 21, 2025.

X

Jeff V. Berg, President

X

Mary Perren  
Secretary