

CITY OF KNOX REDEVELOPMENT COMMISSOIN

101 W. WASHINGTON St.

KNOX, IN 46534

MEETING MINUTES JUNE 18, 2025

Members Present: Jeff V. Berg, Mike Estok, Marcia Hayes, Mary Perren

Members Absent: Marsha Boggs

The June 18, 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 – Mayor Estok asked that the agenda be amended to add 6a – Extension of Henry Drive to 500 E and purchase of five acres in Sunnyside Estates. Secretary Mary Perren made a motion to amend the agenda as requested, seconded by Vice President Marcia Hayes. Approved 4-0.

Mayor Estok also asked that the agenda be amended to add 5a – Redirect \$125,000 for the DNR grant, as the state is not funding that grant this year. Secretary Perren made a motion to amend the agenda as requested, seconded by Commissioner Estok. Approved 4-0

Vice President Hayes made a motion to accept the May 21, 2025, minutes with the correction that Commissioner Estok was present, seconded by Secretary Perren. Approved 4-0.

**4. Approval for Replacement of Four (4) Dead Trees Downtown** – Mayor Estok said four trees in downtown Knox need to be replaced, including one my MBS Fitness, one by Rabbit Coffee Roasting Co. that was skinned, and one by Dollar General. Mike Berndt will provide the trees, and the Knox Street Department will replace them. Secretary Perren made a motion to replace the four trees, seconded by Vice President Hames. Approved 4-0.

**5. 6 N. Main Street – Replacement of Sub-Floor Upstairs** – Mayor Estok cited the conversation between the RDC and Bianca Rose Floral owner Shandell Bartoli at the May RDC meeting regarding the condition of the upstairs at 6 N. Main Street and safety concerns. He would like to make the necessary repairs to ensure the building is safe before offering it for sale to her as per the pop-up store agreement. Mayor Estok recommended redoing the OSB and repairing the ceiling joist that is currently braced with a jack and noted these repairs will help to sell the building. The first step is to get a contractor to look at what needs to be done and provide an estimate. Secretary Perren made a motion to proceed with finding a contractor and getting an estimate, seconded by Commissioner Estok. Approved 4-0.

**5A. Redirect \$125,000 for the DNR Grant** – Mayor Estok said the DNR is not offering grants in 2025 due to federal and state budget cuts and is instead using that money to maintain DNR-owned properties. Mayor Estok is not sure when or if the DNR will reopen the grant cycle. He asked the RDC to reallocate the \$125,000 previously approved as a grant match to remove and replace the wooden structures at the skate park and add a fenced dog park. Mayor Estok noted that it's often less expensive for the city to fund the work than it is to go through a grant process. He added that the RDC is one of the main funding sources for park improvement projects, and the spring draw

from TIF is \$230,000. Commissioner Estok asked if the proposed snow slide at Wythogan Park is included in the proposed work. Mayor Estok said that was removed from the DNR grant, and the park department is doing that project on their own. He would like to see it be completed this year. Territorial Engineering and Lonnie Boley are working on it, and the city does not need to obtain a FEMA/DNR permit for it. Mayor Estok added that Mike Reese from Troyer Group will have additional information and noted that the RDC's spend has been nominal to date. Secretary Perren made a motion to redirect the \$125,000 previously allocated for the DNR grant to other projects, seconded by Vice President Hayes. Approved 4-0.

**6. 5 & N. Main Street – Exterior Update** – President Berg said building owner Jose Hurtado has admonished Seth and Brittany Johnson regarding the building façade. They have agreed to paint the exterior and finish the stonework. Brittany has shared a rendering featuring a dark color paint, which will better cover the imperfections, and she will obtain quotes for the work. Mayor Estok said Mr. Hurado needs to sign a memorandum of understanding with the city before proceeding.

**6a. Henry Drive Extension** – Mayor Estok said the subdivision will necessitate the extension of Henry Drive to 500 E. Right now the city is waiting for NIPSCO to finish the utility extension and re-grade the roadway. Meanwhile, Easterday has made an offer on five acres conditional on tax credits and will need access to 500 East during the development. Devan Wallen owns the property at the northeast corner of 500 East and State Road 8. The commissioners discussed this and agreed to have Commission Marsha Boggs contact Mr. Wallen and get a price for the land and bring it back to the RDC for discussion and consideration.

**8. Review of Façade Guidelines and Application** – Secretary Perren presented a draft of the updated façade grant program guidelines for commission members to review prior to the next meeting. No action was taken. The city has received a couple of inquiries about the façade grant program, and officials explained that applications are not yet available.

**9. Adjournment** – There being no vouchers to sign, the meeting was adjourned at 5:15 p.m. The next Knox Redevelopment Commission meeting will take place on July 16, 2025.

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Jeff V. Berg, President

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Mary Perren  
Secretary