

FERDINAND REDEVELOPMENT COMMISSION

MINUTES

AUGUST 20, 2024

The first meeting of the Redevelopment commission of the Town of Ferdinand was called to order by Town Council President, Ken Sicard at 5:30 p.m., Tuesday, August 20th, 2024. President Sicard stated that at the July Town Council meeting the following RDC Commission members were selected.

Those members are: Dan Collignon, Ken Sicard, Ron Weyer, Tammy Miller and Debbie Johnson. Nathan Schuler is a non-voting member representing the school corporation.

Absent from this meeting was Nathan Schuler and Town Attorney, Sharon Bohnenkemper. Others present at this meeting were Dr. Jamie Pund, Superintendent of SE Dubois School and Tracy Troesch, SE Dubois School's business manager.

Ken stated that according to Indiana law the President and Vice-President of the RDC cannot be from the same nomination group. The Town Council President appointed the Town Council to the RDC. The Town Council appointed Dan Collignon, Tammy Miller and Nathan Schuler.

With that in mind, the first order of business was the election of officers. Dan Collignon was nominated for President of the RDC by Ken Sicard. A second was received by Debbie Johnson. A unanimous vote for Dan Collignon was received.

RDC President Dan Collignon then took over chair of the meeting for election of other officers.

Ron nominated Ken Sicard for Vice President. Debbie seconded the motion. All members voted in favor.

Tammy nominated Debbie for Secretary. Ron seconded the motion. The vote was unanimous.

Debbie nominated Tammy Miller for Treasurer. Ron seconded the motion which carried unanimously.

Ken stated that before any official business can be conducted by the RDC a bond must be in place. Tammy has spoken with the Town's insurance company. There are documents each member of the RDC must complete and she will get those to us via email. We should complete them and get them back to her as soon as possible. The bond amount required is \$15,000 in the aggregate not individual because of State statute.

Dan consulted the RDC manual and found that Town council must weigh in on decisions made by the RDC only when issuing bonds or borrowing money for buying a property valued at greater than \$5 million.

Funding sources were discussed. State law states the RDC can levy a tax as a funding source. RDC funds are separate from the Town's and are a separate tax line item like the library tax. The RDC funds do not run through the Town's budget. Tammy will do more research and Sharon will also be consulted so they can share that information at the next meeting.

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The commission members decided to meet monthly. Calendars were compared and the next meeting date was set for September 11th at 6:30 p.m. at Town hall. Debbie will let Nathan know the date with hopes he will be able to attend.

Dan then asked if the group had a wish list or goals of group. Ken mentioned that the Town is in the beginning stages of a new Comprehensive plan. Those results can also help with the focus of the Commission. He also stated that Ferdinand's application for a historic district is in process. The Town is waiting for the state to approve it. When that happens, the national committee will also review the application of the Town before it will be finalized. He suggested that if the application is approved then the Commission could disburse information to residents who will benefit via grants and other funding sources to update their houses.

Other items mentioned were tax Increment Financing (TIF), vacant lots that are developable in town, vacant properties that are not being maintained, and the Sisters of St Benedict are reviewing the status and use of the buildings on their property. Dan mentioned that the Town has Industrial land that needs to be marketed, sold and utilized. There is a large gas line that runs through part of that land. Ron stated that there are specific setbacks that are required to build in that area and that will need to be considered before development can occur.

Dan asked if there was any other discussion for this meeting. There being none, a motion was made by Ken to adjourn. A second was received by Debbie. Meeting adjourned at 6:05 p.m.


Debra Johnson
Secretary

