

TOWN OF ST. JOHN REDEVELOPMENT COMMISSION
St. John Municipal Building Main Meeting Room

February 26, 2004

Mr. Fryzel called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. Roll call was taken with the following members present: Michael Fryzel, Gregory Volk, Charles Pearson, Mark Barenie, David Austgen, Attorney; Steve Kil, Town Manager; and Sherry Sury, Clerk-Treasurer. Jerri Teibel was absent. (Also in attendance at the request of the Town Council: Steve Carter, Umbaugh & Associates; Philip Faccenda, Jr, Barnes & Thornburg)

Election of Officers

President – Mr. Barenie nominated Michael Fryzel for President. Seconded by Mr. Pearson. Motion unanimously passed.

Vice-President – Mr. Pearson nominated Mark Barenie for Vice-President. Seconded by Mr. Barenie. Motion unanimously passed.

Secretary – Mr. Barenie nominated Chuck Pearson for Secretary. Seconded by Mr. Pearson. Motion unanimously passed.

Approval of Minutes of the November 26, 2003 meeting – Mr. Kil stated that since this is a new board and they were not in attendance at the November 26, 2003 meeting; he believes the minutes to be in order. Mr. Volk motioned to accept the minutes of the November 26, 2003 Redevelopment Meeting, he finds them all in order. Seconded by Mr. Pearson. Motion unanimously passed.

NEW BUSINESS

Public Hearing – Consideration of amendment to the resolutions creating the South Economic Development area in the Town of St. John and the Economic Development Area Plan

Mr. Austgen stated that the proofs of publication are in order. Mr. Kil gave an overview of the site, development, and the public improvements necessary for the St. John Marketplace. Discussion followed regarding the impact on the local businesses, new business development, and the public improvements.

Public Comment

Mr. Joe Hero, 11723 West Oakridge Drive - submitted a remonstrance (Exhibit A).

Mr. Bill Keith, 10455 West 93rd Avenue – stated that the project is a step in the right direction.

Mr. Michael Forbes, 12466 West 105th Place - highlighted the positive side of the project and is totally in favor of the project and the bonds.

Public comment closed to the floor.

Resolution # RD 04-02-26A, establishing an Economic Development Area, amending the Economic Development Area Plan, and dividing the allocation area – Mr. Barenie

motioned to adopt Resolution # RD 04-02-26A, establishing an Economic Development Area, amending the Economic Development Area Plan, and dividing the allocation area. Seconded by Mr. Pearson. Motion carried with three ayes and one nay by Mr. Volk.

Resolution # RD 04-02-26B, irrevocably pledging Tax Increment from the South Economic Development Area to the Payment of Economic Development Revenue Bonds, Series 2004 – Mr. Pearson motioned to adopt Resolution # RD 04-02-26B, irrevocably pledging Tax Increment from the South Economic Development Area to the Payment of Economic Development Revenue Bonds, Series 2004. Seconded by Mr. Barenie. Motion carried with three ayes and one nay by Mr. Volk.

Public Comment

Mr. Joe Hero, 11723 West Oakridge Drive – stated that the added specific findings of fact were not done according to code.

No other public comment.

Adjournment – Mr. Barenie motioned to adjourn the meeting. Seconded by Mr. Pearson. Motion unanimously passed. Meeting adjourned at 6:51 p.m.

Attest:

Sherry P. Sury, Clerk-Treasurer