

Present:

Jay Jacobs, Commissioner
Teri Fritch, Commissioner
William White, Commissioner
Angela Eck, Clerk-Treasurer
Steve Bingham, City Planner
Mike Hartman, Mayor
Cedric Hollabaugh, City Attorney

Absent:


Elizabeth Chrisman, Commissioner

The meeting was opened at 4:30 with Roll Call. Commissioner White has not officially been re-appointed yet. The Common Council also still needs to appoint another member. There is not a quorum.

Mr. Bingham reported that the City is still waiting on the deed for the Butler Company property. He also reported that the Engineered Materials building had someone bid on it at the last tax sale. He is keeping an eye on the status but the required time until a deed can be issued has not expired yet.

Celadon has filed for bankruptcy and will be closing. Family Dollar is now closed and the building is for sale.

Mr. Bingham completed his report at 4:30 and reminded everyone that the next meeting is scheduled for April 6th.



Clerk-Treasurer

Present:

Teri Fritch, Vice President of Commission
Elizabeth Chrisman, Commissioner
Eric Dohner, Commissioner
William White, Commissioner
Angela Eck, Clerk-Treasurer
Steve Bingham, City Planner
Mike Hartman, Mayor

Absent:

Jay Jacobs

City Planner Steve Bingham opened the regular meeting of the City of Butler Redevelopment Commission at 215 South Broadway at 4:33 pm.

Clerk-Treasurer Angela Eck swore in the Commission Members.

Commissioner Fritch asked for nominations for President of the Commission. Commissioner Dohner nominated Jay Jacobs and Commissioner Chrisman seconded the motion. The motion passed with all in favor.

Commissioner Fritch asked for nominations for Vice President. Commissioner Dohner nominated Teri Fritch for Vice President. Commissioner White seconded the motion. The motion passed with all in favor.

City Planner Steve Bingham reported that the City has been working with the Indiana Finance Authority (IFA) and Indiana Brownfields on the Butler Company property. The IFA has obtained a grant from the US EPA to assist with the hazardous material cleanup. The IFA has contracted with SES Environmental as part of this. A Working Action Plan has been completed for the project, see Attachment 1.

Commissioner Dohner stated that the Street Department can start at any time on the site. They plan to actually start moving debris around the first of August.

The City has been working to get this cleaned up for five years and can finally start.

Clerk-Treasurer Eck went over the funds that are available for the project. There is \$100,000 set aside in a "Downtown Project Fund" that can be used. There is also \$80,000 in the Redevelopment Commission's Operating Fund. There was discussion. Commissioner Chrisman made a motion to appropriate the \$100,000 in the Downtown Project Fund for cleanup on the Butler Company property and Commissioner Dohner seconded the motion. The motion passed with all in favor.

July 6, 2020
Redevelopment Commission

Mr. Bingham gave an update on the Engineered Materials Building. This could be another project for the Redevelopment Commission. There have been several complaints recently about the security of the building. City Attorney Cedric Hollabaugh has given the Street Department permission to go ahead and secure the building using an emergency section of Indiana Code.

Mr. Bingham reported that the Unsafe Building Committee will hold three public hearings on July 20th. The properties that will be considered for demolition are 242 West Cherry, 417 Depot and 307 East Green.

The Commission's next meeting will be held on October 5.

Commissioner Dohner made a motion to adjourn at 5 pm and Commissioner Chrisman seconded the motion. The motion passed with all in favor.



Clerk-Treasurer

Attachment 1

BUTLER COMPANY - SITE REMEDIATION - WORKING ACTION PLAN / SCHEDULE - JULY 6, 2020

ACTION	WHO	AMOUNT	FUNDING SOURCE	EQUIPMENT / TRAINING	TENTATIVE SCHEDULE
1. Complete site remediation work plan.	SES		IFA / US EPA		Completed by July 24, 2020
2. Complete Quality Assurance Plan (QAP)	SES		IFA / US EPA		Completed by July 24, 2020
3. Community Relations / Alternatives for Site notice / designation of repository.	IFA City				Completed by July 31, 2020
4. Hazardous Materials Awareness Training	City SES	?	City		To Be Discussed
5. Complete profiling of containerized materials & wastes. Offsite disposal at approved facilities.	SES	\$ 9,384.00	IFA / US EPA		
6. Segregate metal for scrap metal recycling per demolition notifications with monitoring and notifications required. Segregate red colored paint on wood surfaces with monitoring and notifications as required. Segregate debris into piles as required with monitoring and notifications as required.	City / Option to Contract Out	\$ -	City	-Front loader. -Waste bins. -Excavator.	To Be Discussed
		\$ -	City	-Track skid-loader. -Hazardous Materials Awareness Training.	
		\$ -	City		
7. Abate identified transite panel in debris piles.	SES	\$ 8,904.00	IFA / US EPA		
8. Abatement team for response to presence of regulated materials.	SES	\$ -	IFA / US EPA		
9. Impacted soils and groundwater monitoring - post previous steps, up to five wells for 6 month period.	SES	\$ -	IFA / US EPA		
10. Soil capping.	SES	\$ -	IFA / US EPA		

Present:

Jay Jacobs, President of Commission
Elizabeth Chrisman, Commissioner
Eric Dohner, Commissioner
William White, Commissioner
Angela Eck, Clerk-Treasurer
Steve Bingham, City Planner
Cedric Hollabaugh, City Attorney

Absent:

Teri Fritch, Commissioner

President Jacobs opened the regular meeting of the City of Butler Redevelopment Commission at 215 South Broadway at 4:30 pm.

The minutes from the July 6th meeting were presented. Commissioner Dohner made a motion to approve the minutes and Commissioner White seconded the motion. The motion passed with all in favor.

City Planner Steve Bingham reported that the clearing of the Butler Company Property began today. This is being done in part by two grants that the Indiana Finance Authority obtained from the US EPA for this purpose. It took 5 ½ years to get to this point and looks like the total cost of the project will be over \$300,000.

The use of the property after the cleanup has not been discussed. Forest River will be using it to store RVs at next summer during construction of an additional wastewater line that the City is putting on the Forest River property. The property could be used for almost anything after that. Mr. Bingham would like to see another Butler Company windmill on the property.

There was discussion on what property the Commission would like to focus on next. In consideration is the Engineered Materials building at the corner of East Main and Pearl. Also being considered is the former Bohn Aluminum plant on West Main. The Commission feels that Engineered Materials takes priority over the Bohn property. Commissioner Dohner made a motion to move forward with pursuing the Engineered Materials building and Commissioner White seconded the motion. The motion passed with all in favor.

Mr. Bingham went through the list of properties that are up for tax sale Wednesday.

There was discussion about the fire damaged house on East Green. Mr. Hollabaugh said that the owner has until the end of December to get it torn down.

October 5, 2020
Redevelopment Commission

Mayor Hartman stated that he doesn't want to see the Engineered Materials building torn down. He knows of someone that has expressed interest in purchasing it. Mr. Bingham stated that the west part of the building is bad but that the east portion may be able to be saved.

Commission President Jacobs asked Mayor Hartman and Mr. Bingham to try to get someone to purchase the Engineered Materials building before pursuing ownership for the Commission.

Commissioner White made a motion to adjourn at 4:53 pm and Commissioner Dohner seconded the motion. The motion passed with all in favor.



Clerk-Treasurer