

## **REDEVELOPMENT COMMISSION**

**124 E. Lake St, Topeka, Indiana**

**General Meeting Minutes, January 10, 2022, at 4:50pm**

Call to order by Clerk Treasurer, Naomi Miller – Redevelopment Commission

### **Roll Call**

Present: RDC Board Member, Harold Gingerich, Ron Troyer, Ray Folk, and Clerk-Treasurer Naomi Miller

Others in attendance: Cyndi Sadewasser, Deputy Clerk; Todd Thurber, DLZ; Deputy Tracey Persing; Steve Schrock and Doug Fought

Attendance via Zoom: Town Attorney Bill Eberhard

### **Nominations for RDC President**

Motion to Nominate Harold Gingerich: Ron Troyer

Second: Ray Folk

Vote: All Ayes

### **Nominations for RDC Vice-President**

Motion to Nominate Ray Folk: Ron Troyer

Second: Harold Gingerich

Vote: All Ayes

### **Minutes from previous meeting of November 22, 2021**

Motion to Approve: Ron Troyer

Second: Ray Folk

Vote: All Ayes

### **Schedule for 2022 RDC Meetings**

Motion made to continue the 2<sup>nd</sup> Monday of the month following the Council meeting

Motion: Ron Troyer

Second: Ray Folk

Vote: All Ayes

### **Secretary for Redevelopment Commission**

Motion to Nominate the Clerk-Treasurer: Ray Folk

Second: Ron Troyer

Vote: All Ayes

### **Clerk-Treasurer**

Claim Register – APV 15014 – 15095

Motion to Approve: Ron Troyer

Second: Ray Folk

Vote: All Ayes

Harold Gingerich stated he will not be in attendance at the January 24<sup>th</sup> meeting.

RDC book from the state was shared with the board for review and future reference

### **Adjournment**

- Adjourn at 5:01pm

- Next General Redevelopment Commission meeting: February 14, 2022, at 4:30p.m. or following the Town Council meeting

Harold Gingerich  
Board Member Harold Gingerich, President

Ray Folk  
Board Member Ray Folk, Vice President

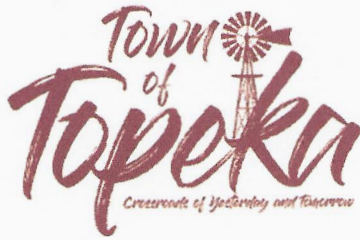
\_\_\_\_\_  
Board Member

Ron Troyer  
Board Member Ron Troyer

Adam Lambright  
Board Member Adam Lambright

ATTEST Naomi Miller  
Naomi Miller, Clerk-Treasurer, IAMC, CMC





## REDEVELOPMENT COMMISSION

124 E. Lake St, Topeka, Indiana

General Meeting Minutes, February 14, 2022, at 5:00pm

Call to order by Harold Gingerich, RDC President - Redevelopment Commission

### Roll Call

Present: RDC Board Member, Harold Gingerich, Ron Troyer, Ray Folk; Town Manager Stewart Bender and Clerk-Treasurer Naomi Miller

Others in attendance: Cyndi Sadewasser, Deputy Clerk; Casey Irwin with DLZ; Town Marshal Strater; Steve Schrock and Doug Fought

Attendance via Zoom: Town Attorney representative, Rachel Tran

### Minutes from previous meeting of January 10, 2022

Motion to Approve: Ron Troyer

Second: Ray Folk

Vote: All Ayes

### Clerk-Treasurer

Claim Register - APV 15150 - 15199

Motion to Approve: Ray Folk

Second: Ron Troyer

Vote: All Ayes

### Wastewater Treatment Plant and West Park Update

- Town Manager recommends looking at a Construction Manager for the Wastewater and Park projects
- Construction Manager would finish design and plans between the town and DLZ
  - Instead of current process - Design, Bid and Build process
- A document showing the different methods to oversee a building project was shared with council
- RFQ would be created for a construction manager and that firm could do a percent of the work
- The Construction Manager would be in charge of bidding out different components.
  - Build according to state statute.
- Motion to obtain a construction manager by advertisement to bring before Council and RDC board for final approval

Motion: Ron Troyer

Seconded: Ray Folk

Vote: All Ayes

### Community Crossing Award

- Bid Tabulation for 2022 CCMG
- Pulver Asphalt \$1,646,374.25
- HRP Construction \$1,989,052.75
- Motion to accept the recommendation from Council of bids as opened and read aloud on Thursday, February 10, 2022

API Construction \$1,820,763.85

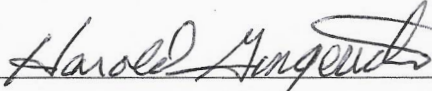
Motion: Adam Lambright

Seconded: Ron Troyer

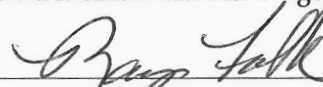
Vote: All Ayes

Adjournment

- Adjourn at 5:03pm
- Next General Redevelopment Commission meeting: March 14, 2022, at 4:30p.m. or following the Town Council meeting



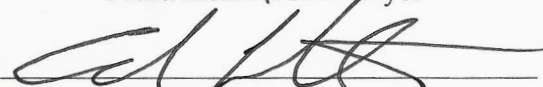
Board Member Harold Gingerich, President



Board Member Ray Folk, Vice President



Board Member Ron Troyer



Board Member Adam Lambright

\_\_\_\_\_  
Board Member

ATTEST



Naomi Miller, Clerk-Treasurer, IAMC, CMC

