

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Wednesday, September 14, 2022**  
**4:00 PM**  
**Town Hall**

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**Members Present:**

Rob Keisling  
Steve Moore  
Teresa Belt  
Jeff Tingler  
Heather Taylor  
Ted Johnson

**Members Absent:**

**Others Present:**

Pete Olson  
Erin Hurley  
Shelby Bowen-REBAR

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President Rob Keisling called the meeting to order at 4:00 pm.

Members present were: Teresa Belt, Heather Taylor, Steve Moore, Rob Keisling, and Jeff Tingler. Member Ted Johnson arrived at 4:07 pm.

The minutes of the August 11, 2022 meeting were distributed and reviewed. Heather Taylor made a motion to approve the minutes as presented. Second by Jeff Tingler. All members voted Aye.

**Old Business:**

There was no old business.

Pete Olson gave an update on the purchase of 9315 Canal Street which was approved through RDC Resolution 2022-1 at the August 11, 2022 meeting. That purchase is on hold and is not going to the Town Council at this time. KLC Properties has purchased the old Chase Bank building on Smith Street and has a signed letter of intent from a grocery store to occupy that space. The Town will be receiving REDI grant funds from the State of Indiana which may be used for this project instead. A proposal will be forthcoming.

**New Business:**

**REBAR Request**

Shelby Bowen of REBAR presented a significant request to the Town of Yorktown. He stated that there are currently challenges in the whole restaurant industry. The original restaurant slated to open in the Oliver would be a good partner, however they need some incentive to help with the build out of the space. Pete Olson added that the ask is for a total of \$350,000 structured as \$200,000 when a restaurant lease is executed then \$30,000 per year for five years. The first \$200,000 would go into finishes for the space and the additional yearly funds would only be distributed if the restaurant is still in business. Pete Olson also stated that the Town Council had put \$500,000 of ARPA funds into the Redevelopment Commission.

Shelby Bowen added that he felt this funding is necessary for the deal with this particular restaurant. He could possibly get another tenant instead. The total build-out cost will be approximately \$800,000.

There was a discussion about time constraints on spending the ARPA funds as well as setting aside those funds so as not to jeopardize future façade grants.

Jeff Tingler made a motion to support the request as presented. Heather Taylor seconded the motion. The vote was held by roll call:

Teresa Belt	Yes
Jeff Tingler	Yes
Heather Taylor	Yes
Steve Moore	Yes
Rob Keisling	Yes
Ted Johnson	non-voting member

Motion carried 5-0.

#### Coffee Cravings

Pete Olson submitted a Façade, Fixtures, & Equipment Grant application from Coffee Cravings, 8919 W. Adaline Street, owned by Mike and Teena Stevenson. They included a spreadsheet of costs for equipment and signage already purchased in preparation for their opening. They are requesting \$15,000 reimbursement per the grant parameters to be paid to the applicant.

Heather Taylor moved to approve the \$15,000 grant request from Coffee Cravings. Steve Moore seconded the request. All voting members voted Aye.

#### Ingram's Floor Covering

Pete Olson submitted a Façade Grant application and renderings from Ingram's Floor Covering, 9100 W. Smith Street, owned by Charles Ingram. The proposed improvements are new glass windows and doors for 9110 W. Smith and 9104 W. Smith with a total cost of \$41,934.15. The request is for \$15,000 as per the grant parameters to be paid to the contractor, Short's Glass.

Jeff Tingler moved to approve the \$15,000 grant request from Ingram's Floor Covering. Heather Taylor seconded the motion. All voting members voted Aye.

#### Other

Shelby Bowen presented renderings for an idea to develop the lot on Canal Street next to the AT&T building. His idea is to build six high-end town homes on that location. They would be about 1800-2000 square feet and would have three bedrooms and two baths plus a garage. He feels they will sell for about \$400,000 each and would be "high finish urban products". He stated that he is not sure the project will work but wondered if the Redevelopment Commission had any interest in the project and asked if the town would entertain giving or selling him the

land. He also added that these would be “for sale” products but is not opposed to renting them if they do not sell.

Pete Olson added that we do want some owner-occupied residences and need density downtown. Therefore, we are not looking for retail on the first floor of this development. The Town Council will need to be involved.

Heather Taylor and Jeff Tingler expressed support of the project. Rob Keisling added that the idea was worth exploring.

#### Public Comments:

Town Council member Marta Guinn stated she was recently at Four Day Ray and is excited about the possibility of them expanding to Yorktown.

#### Redevelopment Commission Comments:

Jeff Tingler announced that Mommas on a Mission is moving into the old diner location on Smith Street and may ask for a façade grant. Also, the Oddfellows are looking to restore their building to the original appearance in hopes to get it listed on the historical register. They may also request a façade grant.

Rob Keisling thanked Pete Olson for his service to the Town.

The meeting adjourned at 4:51 pm.

The next regular Redevelopment Commission meeting will be October 13, 2022 at 4:00 pm.



Secretary VP



President