

**LOWELL REDEVELOPMENT COMMISSION MEETING
DECEMBER 27, 2023**

Chairman Todd Angerman called the meeting to order at 4:00 P.M. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters called the roll. Members present were John Alessia, Todd Angerman, and John Yelkich. Members Michael Gruszka and Shane Tucker were absent. Also present were Town Manager Craig Hendrix, Attorney David Westland via Zoom, GIS Director Greg White, Police Chief Jim Woestman, Fire Chief Chris Gamblin, Tri-Creek School Superintendent Andy Anderson, and four interested citizens present.

APPROVAL OF MINUTES

11/27 regular meeting – Mr. Yelkich made a motion to approve the minutes, seconded by Mr. Alessia and carried with three ayes.

NEW BUSINESS

Resolution #

2. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Beverly Estates Residential Housing Economic Development Area) - Mr. Yelkich moved to approve Resolution #2, seconded by Mr. Alessia and carried with three ayes on roll call vote. Mr. Yelkich noted this does not finalize the process, it just moves it forward for further action before approval.

3. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Redwing Lake Residential Housing Economic Development Area) - Mr. Alessia moved to approve Resolution #3, seconded by Mr. Yelkich and carried with three ayes on roll call vote.

4. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Kingston Ridge Residential Housing Economic Development Area) - Mr. Yelkich moved to approve Resolution #4, seconded by Mr. Alessia and carried with three ayes on roll call vote.

5. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related

Matters (Stone Mill Residential Housing Economic Development Area) - Mr. Alessia moved to approve Resolution 5, seconded by Mr. Yelkich and carried with three ayes on roll call vote.

6. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Sierra Ridge Residential Housing Economic Development Area) - Mr. Yelkich moved to approve Resolution #6, seconded by Mr. Alessia and carried with three ayes on roll call vote.

7. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Spring Run Residential Housing Economic Development Area) - Mr. Alessia moved to approve Resolution #7, seconded by Mr. Yelkich and carried with three ayes on roll call vote.

8. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Preserves Residential Housing Economic Development Area) - Mr. Yelkich moved to approved Resolution #8, seconded by Mr. Alessia and carried with three ayes on roll call vote.

9 Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Heritage Falls Residential Housing Economic Development Area) - Mr. Alessia moved to approve Resolution #9, seconded by Mr. Yelkich and carried with three ayes on roll call vote.

10. Resolution of the Lowell Redevelopment Commission Designating and Declaring a Certain Area as an Economic Development Area, Approving an Economic Development Plan for Said Area, Establishing a Residential Housing Program in Said Area and Regarding Related Matters (Freedom Springs Residential Housing Economic Development Area) - Mr. Yelkich moved to approve Resolution #10, seconded by Mr. Alessia and carried with three ayes on roll call vote.

OTHER BUSINESS

Approve White Voucher #11519 - Westland & Bennett - \$969.00, #11520 - Barnes & Thornburg - \$6,078.55, #11521 - Tri-Creek Lumber - \$13,424.00, and #11528 - Krohn & Associates - \$6,991.25. Mr. Alessia moved to approve the vouchers as listed, seconded by Mr. Yelkich and carried with three ayes on roll call vote.

PUBLIC COMMENT

Town Manger Craig Hendrix reviewed the process for the Residential TIF Areas, with our financial consultants being at the January 8th work session to explain and answer questions, then next to Plan Commission meeting. He stated at the January 22nd meeting, the council meeting will be held first followed by a Redevelopment Commission meeting public hearing and a final decision.


George Gray, 17564 Willowbrook, stated that he felt the plans should be posted on line as soon as possible to give people the opportunity to review, and not just posted to meet the minimum requirements. Mr. Hendrix stated the plan will be available on January 8th, more than the ten day required. Mr. Gray felt it should be posted tomorrow to give people time to review. Councilman Alessia stated all taxing entities have been notified and they are not here tonight, as he and other council members have been in contact with them.

ADJOURNMENT

With no further business, Mr. Alessia made a motion to adjourn the meeting at 4:12 P.M., seconded by Mr. Yelkich and carried with three ayes.



Todd Angerman, Chairman



Mike Gruszka, Secretary