

Town of Hebron  
Redevelopment Commission  
February 5, 2024

The meeting was called to order by Vice President Don Ensign at 7:10 followed by the Pledge of Allegiance

Members present: Vice President Don Ensign, Secretary Jenny Wallace and commission member Dave Kristofzski

President, Mike Reich was absent.

Others in attendance were Town Council president, John Spinks

MSD of Boone Twp School Board member, Jeff Nilsen

Local owner and developer of the building at 120 N Main Street Hebron, Greg Farley

Approval of minutes

A motion was made by Dave Kristofzski and seconded by Jenny Wallace to approve the December 5, 2023, and January 2, 2024, meeting minutes.

The motion carried.

John Spinks added that the April 2023 minutes have been submitted to the Town Hall and have been correctly catalogued. Don followed with an update for the September 2023 minutes adding that the commission was unable to meet due to insufficient attendance and did not meet the quorum requirement.

Fund balances.

Vice President Don Ensign read the fund balances as of 01/31/2024.

4406 Tax Increment Finance (TIF)

Fund balance 1-JAN \$108,999.65

Revenues received for month \$29.60 (December interest)

Disbursements for month: \$12,457.97

Current balance \$96,571.28

2301 HRC Gift/Donations Fund Balance 1-Jan \$2,460.23

Revenues received for month 0.00.

Disbursements for month 0.00

Current balance \$2460.23

Invoices submitted as of January 31, 2024

Development Association of Indiana Membership \$25.00

Quill Corporation (New printer and ink) \$433.97

Shepherd Insurance- Bonds \$329.00

Windy City Waterproofing \$2620.00

Windy City Waterproofing \$8000.00

Mixed Design deposit for bar/refreshments \$250.00

Mixed Design Food for the Hebron Comprehensive Plan Public Open House  
\$1232.51

A motion was made by Dave Kristofzski for approval of invoices and was seconded by Jenny Wallace.

The motion carried.

#### Old Business

Vice President Don Ensign thanked the Town of Hebron, the Town Council and the Redevelopment Commission members for their help and support of the Comprehensive Plan Open House. Don noted the good public turnout and general show of support for the future of the town.

#### New Business

Greg Farley was in attendance to share with the Commission his plans for the building at 120 N Main St. He provided updates on the building's renovation progress, future development and submitted his plans for the spaces that once housed the Country Kitchen and Superior Furniture stores.

Mr. Farley also brought his ideas for the building's façade to the discussion.

Don Ensign and John Spinks submitted façade design ideas to share with the Commission and Mr. Farley.

Don advised that the Commission would need to revisit the façade grant, inspect it and bring it up to date.

Vice President Ensign gave a brief update from the Middle East Veterans Memorial Development Committee. Street light pole banners will be for sale to families and friends of veterans. The banners will be placed on the streetlights on Main Street during the months of June and July Proceeds from the fundraiser will go to the Veterans of the Middle East Memorial. He followed up with an update from the Great American Rail to Trail Commission, noting that we have received a medallion from the Commission in Washington DC to be placed on the trail and that signs for trail heads have been ordered.

John Spinks provided an update from the Town Council that the Read Grant application has been submitted.

Jeff Nilsen updated the Commission on the school's construction progress that has been made with the installation of solar panels on the roof of the elementary school in addition to the School Board's plans for structural improvements.

A motion was made by Jenny Wallace and seconded by Dave Kristofzski to close the meeting.

The motion carried.

Attest: Mike Reick

Signature: Mike Reick