

CITY OF KNOX REDEVELOPMENT COMMISSOIN

101 W. WASHINGTON St.

KNOX, IN 46534

MEETING MINUTES FEBRUARY 19, 2025

Members Present: Jeff V. Berg, Marcia Hayes, Marsha Boggs, Mary Perren

Members Absent: Mike Estok (listening via telephone)

Other Personnel Present: Mayor Dennis Estok, Julie Dessauer – Papa Farm Pizza

The February 19, 2025, meeting of the Knox Redevelopment Commission was called to order at 4:30 p.m. by President Jeff V. Berg at the Nancy J. Dembowski Community Center, and a roll call was performed.

Commissioner Marsha Boggs made a motion to accept the January 15, 2025, minutes as presented, seconded by Vice President Marcia Hayes. Approved 3-0.

4. Papa Farm Pizza

Papa Farm Pizza owner Julie Dessauer presented an invoice from Starke County Glass for \$359.10 for repairs to the window sill as part of the façade grant. She explained that the sill was rotted at the bottom and the window was falling down. The contractor removed the window, repaired the sill, and reinstalled the glass. Commissioner Boggs made a motion to approve invoice 4578 for \$359.10, seconded by Secretary Perren. The motion was approved unanimously.

Mrs. Dessauer said she redid the expenses with updated amounts. She explained that she previously paid a deposit for a 16-foot awning, with a total cost of 5,179. However, when the contractor came out to measure he determined a 19-foot awning at a cost of \$5,600 was needed instead, leaving a difference of \$421. Mrs. Dessauer advised the contractor would not come out to quote the job without a deposit. RDC members discussed how to proceed and agreed that the overage is still within the approved amount for the grant. Vice President Hayes made a motion to pay the additional \$421 for a 19-foot awning, seconded by Commissioner Boggs and approved unanimously.

Mrs. Dessauer advised that the flower boxes for the front windows have been ordered.

5. 18 S. Main St. Demolition Proposal

President Berg advised that the city received a proposal from Dale and Brandon Shannon from Dirt Works Excavating for \$20,000 to demolish the building and clear the site. He also reported that no asbestos was found. Vice President Hayes made a motion to accept the proposal from Dirt Works Excavating to demolish the building at 18 S. Main St. for \$20,000, seconded by Commissioner Boggs and approved unanimously.

the motion, and it was approved 4-0.

6. Review of Façade Guidelines – This review is ongoing, as the consensus is we want to look at guidelines from other communities and incorporate their best practices into our program. President Berg provided a copy of the Zionsville Façade Grant Program Summary for members to review prior to the next meeting. Secretary Perren did suggest that the city require grant recipients to pay their matching share to the city before construction begins, with that money to be placed in an escrow account for each specific project. That will allow all invoices to be submitted to the city for payment. Members also discussed requiring the building owner to be the applicant and not the tenant. No action was taken.

8. Review of Façade Grant Guidelines – President Berg advised that Mr. Schramm updated the guidelines last year, but some improvements are still needed. Mayor Estok said for instance glass replacement needs to be more defined to clarify that maintenance does not qualify and the intention is to make an impact on the building’s appearance. After some discussion, it was agreed that members would review the current grant application prior to the next meeting and bring their recommendations for updates and additions.

10. Adjournment – There being no vouchers to sign, the meeting was adjourned at 5:10 p.m. The next Knox Redevelopment Commission meeting will take place on March 19, 2025.

X

Jeff V. Berg, President

X

Mary Perren
Secretary