

DANVILLE REDEVELOPMENT COMMISSION MINUTES

August 13th, 2025

5:30 PM

Members Present: Ben Comer, David Glover, Tim McRoberts, Brad Legan, Tracey Shafer, Matt Steward
Members Absent: None
Staff Present: Lesa Ternet, Brittany Mays
Guests: David Potter, Michael Chatham, Mark, Morgan, Scott Perkins, Dave Kroll, Trevor Bernhardt, Scott Lingle, Tyler Lingle, Jordan Yant
Legal: Adam Steuerwald

A quorum was established, and the meeting was called to order by B. Comer.

T. McRoberts made a motion to approve July 9th, 2025, minutes. D. Glover seconded the motion. Motion carried 4-0.

Old Business: None

New Business: None

Invoices:

- **Barnes & Thornburg**

The July invoice was in the amount of \$357.00. D. Glover made a motion to approve. B. Legan seconded the motion. Motion carried 4-0.

M. Steward arrived at the meeting at 5:32 PM.

Items for Discussion:

- **Economic Development Consultant Contract**

B. Comer stated the Committee that consists of himself, M. Steward, and L. Ternet have settled on HWC Consultants. He continued to state the latest contract that HWC sent was on an hourly and as needed basis. B. Comer stated he would like to get a motion to approve, subject to legal review. M. Steward made a motion to approve. B. Legan seconded the motion. Motion carried 5-0.

- **Scott Lingle – 20 West Main Street**

S. Lingle stated he purchased the old diesel building located at 20 West Main Street and plans to convert it into a restaurant. He noted that he would be working with Scott Perkins, who would handle the architectural work, and Dave Kroll, would assist with historical preservation efforts. Lingle added that they intend to preserve the tin roofs and keep the brick exposed. The upstairs space would be developed into offices available for rent.

Lingle reported that Rigdon Construction provided a quote of \$255,000 to complete the repairs identified in the inspection report. He explained that the financial gap between available funds and what was needed was approximately \$300,000 and requested assistance from the Redevelopment Commission to help close that gap.

J. Yant noted that the project is expected to create nearly 50 new jobs and generate an estimated \$69,100 in sales tax revenue from food and beverage sales over the next five years. Lingle stated that construction was expected to begin in the third quarter of 2025, with the restaurant opening no later than the second quarter of 2026.

B. Comer asked if the \$300,000 request represented the total amount being sought from all government sources. Lingle confirmed it was, while also noting that they applied for a façade grant and signage grant, and are working with the Town of Danville and Hendricks County to secure an additional \$25,000 grant.

B. Comer then asked M. Morgan where local food and beverage tax dollars were allocated. Morgan explained that the revenue supports trails and certain economic development initiatives.

A. Steuerwald advised that the Commission first determine its level of interest in pursuing the request. If so, the next step would be to involve HWC and Baker Tilly to conduct financial analysis, explore funding structures, and evaluate the Town's potential involvement.

The Redevelopment Commission reached a consensus to move forward with the request.

- **East Alley Activation Budget – Update**

L. Ternet stated she wanted to provide an update on the remaining funds from the RDC's allocation for the East Alley activation, noting \$17,147 is still available. D. Glover asked if there had been any ideas on how to enclose the waste receptacle located on the corner of the alley and Frank's parking lot. L. Ternet stated that a quote for the enclosure had been obtained at approximately \$25,000. L. Ternet stated the Downtown Danville Partnership had investigated the possibility of pursuing a grant to help offset the cost.

Report of Officers, Committees, and Staff:

B. Comer stated the joint RDC/Town Council Retreat would be held on September 3rd, 2025 from 8am-1pm at the Blanton House.

T. Shafer stated they have struggled for a few years to provide lighting along Lincoln Street by the middle school and South Elementary, and the school would like to think about how to solve that problem. He stated they have spoken with Duke Energy on whether they could help, and Duke Energy gave them a couple plans, but they don't have an exact cost of the project yet. T. Shafer stated he would like to look into whether the Commission would help cover some of the upfront costs.

With there being no further business, the meeting was adjourned at 6:12 PM.



Ben Comer, President



David Glover, Secretary