

Town of Newburgh
Historic Preservation Commission
Minutes January 11, 2018

Members Present:

Brent Grafe, Jeff Cox, David Wills, Randee Bugher, Steve Shoemaker

Advisory Members Present:

Sue Morrison, Stewart Sebree

Administrative Present:

Attorney; Chris Wischer, Legal; Tavi Wydicks, Zoning Administrator; Stacie Krieger, Council Liaison

Members & Administrative Absent:

Troy Wells & Jim Renne

Citizens Present:

None

Reading, Correction and Approval of Previous Minutes:

David Willis made a motion to accept the minutes.

Randee Bugher seconded. No discussion. Motion was approved.

REPORTS:

Town Council Liaison:

No Report.

Indiana Landmarks Southwest Field Office:

No Report.

Staff:

Tavi Wydicks stated there were two (2) COA's issued in November and two (2) in December which brings the total to twenty one (21) were issued in 2017.

Ms. Wydicks has received all six (6) of the engineering reports yesterday. Ms. Wydicks and Chris Wischer have not had a chance to review them, but will be doing so shortly, and then try to individually meet with the property owners.

Certified Local Government:

No Report.

New Business:

COA Application – 11 State Street

The owner is currently out of town and unable to be at the meeting. Ms. Wydicks gave the Commission a copy of the COA application, the window information and photos. The Commission discussed the HPC guidelines and the proposed windows.

The COA application will be tabled until the February meeting when the owner could be present to discuss the proposed windows.

Discussion – Grant Public Information Meeting

Jeff Cox stated that he was hoping Helen Zimmerman could attend the meeting, since she has been leading the charge on this grant, but was unable to attend this month. Mrs. Zimmerman and Mr. Cox met with Old National Bank last month and they have some interest in seeding a grant program for historic preservation.

Steve Shoemaker stated that Historic Newburgh Inc. was started as economic development and there were incentives for businesses to come to the downtown area. Mr. Cox asked what happened to that program and Mr. Shoemaker did not know. Stacie Krieger stated that she was aware that was the original intent but not sure of how or why or when it changed. Mr. Shoemaker stated they did SBA loans and for grant programs they had partners in commerce in order to attract businesses. Mr. Shoemaker stated that at the time it was the opposite of what it is now, Historic Newburgh Inc. had the means to give money to the Town and give money to the businesses opposed to coming to the Town to do events. Somewhere in the last 30-40 years that has changed. A discussion was had on the previous grant program, current grant programs through other towns and how Newburgh could create a grant program to help with preservation. Mr. Shoemaker will contact some towns to see how they run their historic grant programs.

Tavi Wydicks stated that she has been talking to Lori at OCRA and gave the Commission a list of three (3) historic preservation related grants.

1. Historic Preservation under the Public Facilities Program which is Community Development Block Grant dollars and must have a qualifying Low to Moderate Income (LMI) of at least 51%.
2. Main Street Revitalization – Façade which is also Community Development Block Grant dollars. The Slum and Blight factor can be used in place of LMI.
3. HRGP – Historic Renovation Grant Program is state dollars and can be used by property owner.

Chris Wischer stated that the assumption for Newburgh is that they will not qualify for low to moderate income based grants. Mr. Wischer gave an example of the OCRA drainage project at Windsor Pointe and Knob Hill area, and the income survey allowed them to limit the results to that area. Mr. Wischer stated that now he believes any income survey would have to include the whole town, not just a section of the town. Mr. Wischer stated you won't know the income level until you do a survey. Tavi Wydicks gave the Commission a copy of the Historic Renovation Grant Program but this is for commercial properties only.

Ms. Wydicks stated that residential can get a tax credit and gave an example of a resident who used it, and will try to get more information from her.

A continued discussion was had on how they would like the program set up and examples were given on how the money can be used. Mr. Shoemaker stated that in another town, they give paint credits to residents who paint the exteriors of their homes. Ms. Wydicks stated that would be a good program, stating a few houses have been brought to her attention that have peeling paint.

Unfinished Business:

Discussion – Historic Homes Under Code Enforcement Inspection

The engineering reports have been received and will be reviewed shortly by Tavi Wydicks and Chris Wischer.

Announcements:

Chris Wischer stated that the Exchange Hotel building was sold and the closing was today. Mr. Wischer stated that the new owners plan on starting interior work immediately.

Petitions and Comments from Citizens Present:

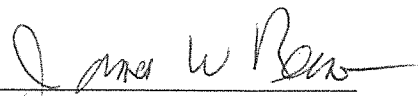
None


Adjourn:

Steve Shoemaker made a motion to adjourn.

David Wills seconded and the motion carried.

Next Meeting will be February 8, 2018 at 5:30 pm.


Chair


Recorder