

Zionsville Architectural Review Committee minutes of the March 2, 2010 meeting

Members of the Zionsville Architectural Review Committee met at 7:30 a.m. March 2, 2010 in the Fireplace Room at the Zionsville Town Hall.

In attendance were committee members Chris Bucher, Eileen Davis, Elizabeth Demaree, Betsy Harris, Drew Kogan and David Rausch as well as Terry Jones, Zionsville town planner.

Committee chairman David Rausch presided. Eileen moved that the agenda be adopted. Drew seconded the motion which carried.

Elizabeth moved that the minutes from the Feb. 23, 2010 be approved. Chris seconded the motion which carried.

Chairman Rausch welcomed Eileen and Chris to the committee.

Discussion focused on finalizing per project funding limits and adoption of updated rules and intent.

Concerning per project funding limits, discussion included the issue that as a result of having a \$10,000 cap, the committee was receiving grant proposals for smaller projects which were more maintenance than enhancement in nature. Elizabeth noted that she favored removing the cap and that the amount of the grant be at the committee's discretion. Eileen observed that the percentages could be changed. For example rather than a 50-50 split with the building owner putting up half the money for a rehabilitation project and the town matching the amount, the building owner might put up 75 percent of the money with the town providing the other 25 percent. Other discussion on this topic included the fact that the committee has only so much money to grant annually and with the removal of the cap, could run the risk of running out of money before the year's end. Chronology of the receipt of grant application continues to be of importance in order to not engender animosity. Elizabeth moved that the \$10,000 cap be removed and up to 50 percent of grant money shall be at the discretion of the committee which will review applications in the chronological order of receipt. Eileen seconded the motion. During discussion, Drew expressed his concern of removing the cap which he felt would preclude building owners with smaller projects. He felt that we could possibly end up with one building looking good and others remaining in their same condition. Chairman Rausch countered that we could end up with five or six buildings looking half good. There being no further comment, he called for the vote on the motion which carried with one abstention. As a result, the language regarding the grant approval dispersal procedure will be reworded to reflect the vote.

Under the Program Rules contained in the General Administration Rules, Elizabeth expressed concern with Rule #8 which involves the town's ability to recapture the grant money if the property is transferred within two years after completion of the approved rehabilitation or if additional modifications to the property that do not meet the guidelines are undertaken less than two years after completion of the approved rehabilitation. She felt it unfair to property owners wanting to sell their buildings. After discussion and with Elizabeth's support, it was the consensus of the committee that full disclosure of this possibility should be part of the sale and

that the grant money could be recaptured if the new owner were to make additional modifications to the building within two years after completion of the approved rehabilitation. This also applies to a building owner should additional modifications be made within two years after completion of the approved rehabilitation. Elizabeth moved that Rule #8 will now state: "The grant can be recaptured by the town if additional modifications to the property that do not meet the guidelines are undertaken less than two years after completion of the approved rehabilitation. If changes are desired, they may be discussed with the committee for possible approval." Betsy seconded the motion which carried.

There being no further business, Chairman Rausch moved that the meeting be adjourned at 9:15 a.m.. Drew seconded the motion which carried.

The next meeting will be held at 7:30 a.m., Tuesday, March 9, 2010 in the Fireplace Room at the Zionsville Town Hall.

Respectfully submitted,

Betsy Harris, secretary