

Redevelopment Commission Meeting Minutes

Monday November 2, 2020

Via Zoom due to COVID-19

Opening and Roll Call-Suzanne Short, chair

Present: Suzanne Short, Alex Jordan, Shelley Haney, Donetta Gee-Weiler, Brian Hurley, Larry Longman-Town Council Liaison

Absent: Shannon Walls-MVCSC

Others present: Tonya Galbraith, Gregg Morelock, Staci Starcher

Approval of October 6, 2020 meeting minutes

Ms. Haney made a motion to approve October 6, 2020 meeting minutes with corrections. Replace Marlon Webb with Jim Rawlinson in Town Center Next Steps agenda item. Second was made by Ms. Gee-Weiler and passed 4/0

RDC Vacancy Interviews

Interviews for the upcoming RDC vacancy were as follows: Brandy Stepan, Brian Burney, Patrick Elliott, Will Gowin and John Englert. All Applicants were given 15 minutes to answer the questions presented by the RDC and ask questions to the commission.

After discussion, Ms. Haney made a motion to recommend to the Town Council to appoint Brandy Stepan for the RDC position at the December 2020 Town Council meeting. The term will begin January 1, 2021. Second was made by Ms. Gee- Weiler and passed 5/0

Ms. Galbraith will contact Brandy Stepan.

Town Assumptions-Sarah Murley, Applied Economics

Ms. Murley joined the ZOOM meeting from Arizona to update on Town Center Assumptions. These are economic and revenue impacts of the proposed Town Center. This is the final information requested from Ms. Murley. This is an attempt to quantify tax and other revenue to McCordsville and Hancock County. This not a feasibility study but shows an impact on the community. Ms. Short said the study sounds very positive. Ms. Murley added that she will send a copy of the power point that was presented.

Developer Round table update-Tonya Galbraith

The three developer round tables were well attended. Representatives from commercial and residential builders, master planners, and build, operate, and transfer (BOT) were in attendance.

Budget Spreadsheet

Budget was prepared and made available by Staci Starcher, Clerk Treasurer

Ms. Short, Mr. Longman and Ms. Starcher have been working together on the budget to clarify various line items.

Encumbrances

Ms. Short presented analysis regarding encumbrance projects so there is more clarity. She suggested that the secretary or Vice President of the RDC work with Ms. Starcher. Ms. Galbraith is working with Veridus on a new contract.

Council Liaison Report-Larry Longman

Mr. Longman gave an update on the October 2020 Town Council meeting. Some of the topics covered were an issue with the Hancock County Assessor and Meijer property tax appeal. Currently the council is waiting for more information. Town Center drainage and connectivity study were discussed as was the Mt. Comfort Road strategy from New Palestine to McCordsville. An update was given on the Community Crossings Grant by Mr. Crum and Mr. Witsman. Ms. Short gave the Economic Development plan presentation to the Town Council and it was approved

Old Business

None

New Business

None

Next Meeting-December 1, 2020 (Joint Meeting with Town Council), with a public hearing prior at 6:30 p.m.

Adjourn

Motion was made by Ms. Haney to adjourn. Second was made by Ms. Gee-Weiler and passed 5/0