

Redevelopment Commission Meeting Minutes

February 2, 2021

Meeting held vis ZOOM due to Covid-19

Call to Order and Roll Call-Alex Jordan

Present: Alex Jordan, Shelley Haney, Brian Hurley, Donetta Gee-Weiler, Larry Longman

Absent: Shannon Walls

Also Present: Tonya Galbraith, Ryan Crum, Gregg Morelock, Staci Starcher, Greg Goodnight, Randy Sorrell, Marlon Webb, Tim Jensen

Oath of Office-Brandy Stepan

Attorney Gregg Morelock gave the oath of office to newest Commission member Brandy Stepan

Approval of Minutes-January 5, 2021

Ms. Haney made a motion to approve the January 5, 2021 meeting minutes with corrections of pass vote counts changed to 4/0. Second was made by Mr. Hurley and passed 4/0

Approval of Joint Town Council/RDC meeting Minutes-December 1, 2020

Ms. Haney made a motion to approve the December 1, 2020 meeting minutes. Second was made by Mr. Hurley and passed 3/0.

Stormwater Park-Tim Jensen, Marlon Webb Veridus Group

Preliminary information on probable cost put together by Veridus Group was presented by Tim Jensen. This is the 4-acre pond and infrastructure associated with the pond. Information includes Land Acquisition, Phase One which is essential infrastructure and Phase Two which includes landscape, trails, paths and park connectivity. This plan sets the stage to future development of Town Center. An amenity with access to other parks and connection to trail system as well as it generates activity. More information will be presented in the March 2021 RDC meeting. Funding sources are Park Impact Fees, Stormwater Fees and TIF revenue.

Accelerate Indy Campaign Invoice

After discussion of pros and cons of continuing with this organization a motion was made by Ms. Gee-Weiler to not pay \$7479.00 to Indy Chamber Invoice #400017463. Second was made by Ms. Haney and passed 5/0

At this point a motion was made by Ms. Gee Weiler to make an additional contribution of \$1500.00 to the Hancock County Economic Development Council. Second was made by Ms. Haney and passed 5/0

CSX/600 W Road Improvements

Mr. Witsman presented preliminary planning CSX/600W road project information. It included graphics on bridge over tracks option as well as three underpass options. He will report again in April and request finalized direction from the Town Council.

Community Crossing Funds-Aurora Way

Information regarding Community Crossing and Aurora Way was presented by Mr. Witsman. He received a call from INDOT informing the Town of McCordsville that they are withdrawing \$530,000.00 funding for the Aurora Way project. INDOT stated that they erred in awarding the project and apologized for the error. However, they were still forced to withdraw the funding. Staff will explore other funding options. Ms. Galbraith said there is still Aurora TIF for part of the Project.

Budget Spreadsheet

The budget report was prepared and presented by Staci Starcher-Town Clerk-Treasurer and RDC Treasurer.

TIF Bond Payment

Motion was made by Ms. Gee-Weiler to pay \$47,028.26 to Huntington Bank for Indiana Economic Development Revenue Bond, Series 2014 (HRH Project). Second was made by Mr. Hurley and passed 5/0

TIF Legislation Update

Ms. Galbraith gave an update on HB1187 with information and concerns. Follow up will be provided in the future.

RDC Key Dates and Requirements

This document prepared by Baker-Tilly is the Indiana Redevelopment Commission's annual requirements and 2021 key dates. Ms. Galbraith requested the Commission review for future reference.

Old Business

None

New Business

-Building Improvement Fund-Larry Longman

At this point the program is a work in progress. Mr. Jordan requested all Commission members be sent the guidelines via email to analyze and make recommendations before the next meeting so it can be finalized. Mr. Longman will then present to the Town Council.

Next Meeting

March 2, 2021

Adjourn

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

