

# McCordsville

ESTD  1988

## INDIANA

### Redevelopment Commission Meeting Minutes Tuesday April 11th, 2023

**Call to Order:** Alex Jordan

**Roll Call:** Niki Jones

**Present:** Alex Jordan, Shelley Haney, Donetta Gee-Weiler, Ruth Hess, Brian Hurley, Shannon Walls, Larry Longman

**Absent:** Donetta Gee-Weiler

**Also present:** Tim Gropp, Ryan Crum, Attorney Rhonda Cook, Dennis Otten, Jennifer Hudson, Evan Bryant, Scott Jones, Mitchell Kirk

#### Approval of March 2023 Meeting Minutes

Ms. Haney motioned to approve the March 2023 meeting minutes. Mr. Hurley seconded and passed 3/0.

#### Financial Report

##### **Invoices:**

**Veridus PD Owners Rep Invoice #202284** – McCord Square Contract

**Rebar McCordsville II, LLC – Invoice #004** – Carrying costs for properties on 600W. per contract

Ms. Haney motioned to approve the Veridus and Rebar invoices. Mr. Hurley seconded and passed 3/0.

**Old Business** – None.



### **New Business**

#### **Resolution 041123 Approving an Economic Development Agreement Relating to a Proposed Economic Project in McCordsville, IN (Cityscape)**

The Cityscape Broadacre apartment project seeks assistance for the financial gap in the project and in turn, the builder will construct a roundabout for the town at the 600 & 600 intersection.

Evan Bryant spoke regarding the infrastructure and construction of the roundabout and explained that it will be a dual lane configuration.

A correction was pointed out to be made regarding a road location in Exhibit C.

Ms. Haney motioned to read Resolution 041123 by title only. Mr. Hurley seconded and passed 4/0.

Ms. Cook read Resolution 041123 by title only.

Ms. Haney motioned to approve Resolution 041123. Mr. Hurley seconded and passed 4/0.

#### **Resolution 041123A – Resolution Establishing the McCordsville – Cityscape Economic Development Area and Allocation Area**

Mr. Gropp explained that this was the first step in a four-step process to establish a new TIF District. A TIF is made up of two areas: an Economic Development Area where you can spend the money, and an Allocation Area where you capture money. This project will be very specific and will only capture the western apartment portion of this project. The eastern project and commercial area will not be included in the Allocation Area. The portion captured will need approximately 85% so the RDC will pass through the remainder in their June pass through resolution.

Ms. Haney motioned to read Resolution 041123A by title only. Mr. Hurley seconded and passed 4/0.

Ms. Cook read Resolution 041123A by title only.

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Ms. Hess motioned to approve Resolution 041123A. Mr. Hurley seconded and passed 4/0.

### **Town Council Update**

Mr. Longman gave an update that the Public Works Department was in the process of replacing guardrails along 700 & 1000 and a new truck for salt spreading was purchased.

The Morningside PUD was continued last month and elevations for Colonnade were being reviewed for anti-monotony. Weaver's Landing may be changing some of their models and elevations. Sewer service for Colonnade as well as other developments are under construction. Discussion is underway regarding the vacation of alleys next to McCordsville Veterinary Hospital for the Dunkin'/Culvers proposed builds and a resident on McCord Road is requesting to tie into the McCordsville sewer system.

The Town has approximately \$1.2 million in road projects upcoming and the Community Crossings Grant allows for the town to only pay 25% of that amount. Ordinances were passed to allow election signs in rights-of-way and new parameters regarding the use of the Town Hall Community Room and the Old School Park Baseball Field to preserve the facilities.

Hancock County and the RDC will be in discussion to have more open communication and agreements regarding road projects, closures and developments. There will be future discussion of renaming county roads.

Mr. Gropp added that there may be a special meeting regarding the Thomas property due to the delays of appraisals.

Mr. Gropp presented a drone video made by Mr. Hurley of the construction progress of McCord Square.

### **Public Comment**

None.

### **Next Meeting**

May 2, 2023, 6:30pm in the Police Training Room due to the Primary Election building use.

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### **Adjourn**

The motion to adjourn was made by Ms. Haney. The second was made by Mr. Hurley and passed 4/0.

### **Minutes Approval**

These April 11, 2023, Redevelopment Commission meeting minutes approved this 2nd day of May 2023.

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Alex Jordan, Redevelopment Commission President

Attest: \_\_\_\_\_  
Niki Jones, Recording Secretary