

McCordsville

ESTD  1988

INDIANA

Redevelopment Commission Meeting Minutes Tuesday July 11, 2023

Call to Order: Alex Jordan at 6:00 pm

Roll Call: Niki Jones

Present: Alex Jordan, Shelley Haney, Ruth Hess, Larry Longman, Donetta Gee-Weiler

Absent: Shannon Walls, Brian Hurley

Also present: Tim Gropp, Ryan Crum, Attorney Gregg Morelock

Approval of June 2023 Meeting Minutes

Ms. Haney motioned to approve the June 2023 meeting minutes with a revision on page 2 to correct the typo of “Mr. Hess” to “Ms. Hess”. Ms. Hess seconded and passed 3/0.

Financial Report

Mr. Gropp presented the Financial Report attached to the agenda and stated that the June draw was made.

Old Business

Broadway Property Update

Mr. Gropp explained that he inquired about the property on Broadway (currently occupied as a used car lot next to the volunteer fire department) however it had multiple offers and a counteroffer already submitted. The owner has already accepted an offer and is pending.

The property next to the Methodist Church parking lot, a former trading post building that had burned down on Broadway could have potential as a clean-up property for redevelopment. Although the Town had previously inquired about it four years ago, Mr. Gropp was unsure if the owner would be willing to sell it now. The commission gave their consent to have Mr. Gropp inquire again regarding the property.

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Thomas Property Purchase Agreement

Mr. Gropp stated that the town had drafted a final purchase agreement that will need reviewed and signed. Language has been added regarding damaged crops and a temporary construction easement. The purchase agreement is not ready to be signed at this meeting and the goal is to have it ready for the August meeting. Approval will be needed for the purchase agreement.

Ms. Gee-Weiler moved to authorize the Redevelopment Commission President, Mr. Jordan to sign the purchase agreement pending acceptance of the seller. Ms. Haney seconded and passed 4/0.

New Business

McCord Square – Taxpayer Agreement and Grant of Real Property Tax Lien

Mr. Gropp explained that this is the minimum taxpayer agreement for the IU Health project at the corner of Main and 600 (just south of the new coffee shop, Coffee at the Crossing). This ensures that the owner of the property will be liable for the taxes even if the property is sold to a not-for-profit organization. This is recorded and runs with the property and gives the Town the first lien on the property if the taxes are not paid. It will run concurrently with the TIF bond for the term of 25 years. The document has been signed by Town Council and Cornerstone.

Ms. Gee-Weiler moved to approve the Taxpayer Agreement and Grant of Real Property Tax Lien. Ms. Hess seconded and passed 4/0.

HEA 1242 Annual Meeting Date & Time: August 1, 2023, at 6:30pm

Mr. Gropp stated that per state law, the town is required to have an annual meeting to review finances, current projects and future projects of the Redevelopment Commission. All the overlapping taxing units will be notified. This meeting will take place on August 1, 2023 at 6:30pm.

Staff Report – None.

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Town Council Liaison Report – Mr. Longman

Mr. Longman stated that the Town Council met on June 13th and reviewed what was discussed at that meeting.

Public Comment

None.

Next Meeting

August 1, 2023, at 6:30pm

Adjourn Ms. Haney motioned to adjourn. Second was made by Ms. Gee-Weiler and passed 3/0. Meeting adjourned at 6:32pm.

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Minutes Approval

These June 6, 2023, Redevelopment Commission meeting minutes approved this 11th day of July 2023.

Alex Jordan, Redevelopment Commission President

Attest: _____
Niki Jones, Recording Secretary