

McCordsville

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INDIANA

Redevelopment Commission Meeting Minutes Tuesday April 1st, 2025 6:30 PM

Call to Order: Alex Jordan

Roll Call: Allyson Hamlin

Members present: Dale Needleman, Ruth Hess, Alex Jordan, Greg Brewer, Larry Longman, Peter Murphy

Members Absent: Shannon Walls

Others present: Tim Gropp

Approval of Meeting Minutes

Mr. Needleman motioned to approve February minutes, Mr. Murphy seconded, 3/0 vote.

Mr. Needleman motioned to approve March minutes, Ms. Hess seconded, 3/0 vote.

Financial Report

Mr. Gropp gave an overview of the financial report.

Old Business

Update on Land Purchases

Mr. Gropp shared details about purchasing the land purchases, and easement issues that need to be amended over time, requesting a 60-day extension on the other land purchase due to the surprises on the survey and environmental concerns that came up and need investigated. Mr. Gropp still thinks everything will be fine but needs additional time to document any liabilities.

Commercial Lease Agreement- 6315 W Broadway

Discussion about an extension of the lease agreement for the current tenant.

Mr. Longman moved to approve the lease agreement subject to 3 months max and verification of insurance, Mr. Needleman seconded, 5/0.

New Business

Resolution 040125- Resolution Authorizing Issuance of Bonds for the Purpose of Providing Funds to be Applied to Pay for Local Public Improvements in the District and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds (Patch Development)

Presentation from Bondry, the RDC Financial Consultant. Bond would be used for installing the public infrastructure at the new flex business park. Bonds would tax exempt, and the infrastructure would be dedicated to the town at the end.

Mr. Gropp went over the details of the bond.

Mr. Longman asked when the bonds would be released.

Mr. Otten expressed that they would want to get this to council in May.

Mr. Brewer expressed that they want to get the lowest interest rate possible to save the town some money.

Discussion on how this property is going to benefit the town in the future to potentially fund other projects.

Mr. Longman motioned to approve Resolution 040125, Ms. Hess seconded, unanimous vote.

Mr. Jordan opened the public hearing at 7:08. There was no public present that chose to speak. Mr. Jordan closed the public hearing at 7:09 PM.

Public Hearing Resolution 040125A- Appropriation Resolution of the Town of McCordsville, Indiana Redevelopment Commission approving appropriation of proceeds of redevelopment district bonds for road/utility infrastructure project

Mr. Longman motioned to approve Resolution 040125A, Ms. Hess seconded, unanimous vote.

Motion to authorize public hearing for the May 6 RDC meeting on BOT Agreement for road/utility infrastructure project

Mr. Longman motioned to approve authorization of the public notice for the May 6th RDC meeting, Mr. Needleman seconded, unanimous vote.

2024 Annual Report to DLGF

Bondry presented the annual report to the board.

Mr. Longman questioned why Cityscape hasn't pulled anything from their funds. Mr. Gropp stated they have been holding out to have more progress on their project.

Mr. Longman motioned to approve the 2024 report as presented by Bondry, Ms. Hess seconded, unanimous vote.

Traffic Signal at 600 West and Brookside Pkwy/Emerald Blvd - additional services contract

Mr. Gropp stated there was a utility coordination that has caused a delay, shared the estimate with the board, this contract helps solve that problem with Kimley Horn. Mr. Gropp noted the estimated cost is significantly lower than originally thought so even with the change order the total cost should be less.

Mr. Longman motioned to approve the traffic signal change order, Mr. Needleman seconded, unanimous.

Council President gave his liaison report.

Public Comment

None.

Next Meeting

May 6th, 6:30 PM.

Ms. Hess motioned to adjourn at 7:26 pm, Mr. Murphy seconded, the meeting was adjourned.

Minutes' Approval

These April 1st, 2025, Redevelopment Commission meeting minutes are approved this 6th day of May 2025.

Alex Jordan, Redevelopment Commission President

Attest: _____
Allyson Hamlin, Recording Secretary