

Redevelopment Meeting Minutes

August 3, 2021

Call to Order: Alex Jordan

Roll Call: Beth Morton

Present: Alex Jordan, Shelley Haney, Brian Hurley, Shannon Walls, Donetta Gee-Weiler (arrives at 6:44)

Larry Longman (arrives at 6:38)

Absent: Brandy Stepan

Also Present: Tonya Galbraith, Ryan Crum, Staci Starcher, Attorney Gregg Morelock

Approval Of July 6, 2021 Meeting Minutes

Motion was made by Ms. Haney to approve July 6, 2021 meeting minutes with the correction in the spelling of Brandy Stepan's name. Second was made by Mr. Hurley and passed 3/0

AI. Neyer Update-Information Only

This development is a one million square foot spec building. Currently work is being done on the Economic Development Agreement and it will go to the next Town Council meeting on Tuesday August 10. The development will utilize Aurora Way and the loan will be payable when the project is complete.

Budget Spreadsheet

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

Ice Miller Engagement Agreement-Lisa Lee

An Engagement letter with Ice Miller and Lisa Lee has been updated. Ms. Galbraith answered a question about the smaller items have been saved and said they will be submitted on one invoice. Motion was made to authorize Alex Jordan to sign the Ice Miller engagement letter was made by Ms. Haney. Second was made by Mr. Hurley and passed 3/0. Barry Wood, Town Council President will sign at Town Council.

Old Business

- Building Improvement Fund
No update
- READi

Ms. Galbraith updated information about this grant program. It will focus on regional cooperation and development and McCordsville is in the White River Group and our focus is on the Town Center project. The Governor has made \$500 million available with \$50,000,000 potentially awarded to each region. The next step in the grant process is to present to elected officials. Ms. Galbraith will update at the next meeting.

Town Center Update and Economic Development Agreement-Marlon Webb, Veridus: Shelby Bowen, Rebar

The update included information regarding the Hall Render meeting with some fine points that still need to be worked through such as rezoning and permitting. Shelby Bowen with Rebar said things are moving fast and will have the finalized EDA ready to present to the Town Council. There was a kickoff meeting earlier in the week with civil engineering to start process, PUD and development standards.

There will be 2 four story buildings with 208 apartments and 6 commercial spaces. Ms. Gee-Weiler was concerned if the schools were handling the growth. Mr. Crum added that there were three more projects in the works including Colonnade, Jacobi Legacy Farms and another south of Town Center.

New Business

Ms. Galbraith went on a walking tour of Carmel and shared some of the information. She will send the power point via email to the Commission to view.

Next Meeting-September 7, 2021

Adjourn

Motion to adjourn was made by Ms. Gee-Weiler. Second was made by Mr. Hurley and passed 4/0.