

McCordsville

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Redevelopment Commission Meeting Minutes Tuesday February 7, 2023

Call to Order: Alex Jordan

Roll Call: Niki Jones

Present: Alex Jordan, Shelley Haney, Donetta Gee-Weiler, Ruth Hess, Brian Hurley, Larry Longman, Shannon Walls (arrived at 6:45pm)

Absent: None.

Also present: Tim Gropp, Ryan Crum, Attorney Gregg Morelock, Randy Sorrell of the HEDC, Town Council President Greg Brewer, Town Councilman Scott Jones

Approval of January 3, 2023, Meeting Minutes

It is to be noted that Ruth Hess was appointed to the Redevelopment Commission Meeting by Tom Strayer prior to the January 2023 meeting.

Ms. Gee-Weiler motioned to approve the January 3rd Redevelopment Commission Meeting minutes. Ms. Hess seconded and approved 5/0.

Financial Report

Mr. Gropp explained expenditures. The HRH Bond is officially caught up and there is a positive account balance currently. The carrying costs along 600 will start to show up next month and were taken from CEDIT but can be taken from TIF in the future. The \$15,000 was moved from the HRH Bond Account to the HRH TIF account in December.

McCord Square Owners Rep Invoice -Veridus Contract (monthly contract for Rebar)

Mr. Gropp explained that this is the monthly invoice and funds are taken out of CDIT operating expenses.

Ms. Gee-Weiler motioned to approve the McCord Square Owners Rep Invoice in the amount of \$5,811.88 to Veridus Group Incorporated. Ms. Haney seconded, passed 5/0.

Old Business

2023 HEDC Dues Invoice

Mr. Gropp explained that this membership fee was previously paid out of RDC because it is economic development related so the Town used CEDIT which is allocated to the RDC for

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operating expenses. There has been some debate about the value and services back to the Town and will be discussed at the next Town Council meeting.

Mr. Sorrell explained the history of HEDC and the services that it offered. HEDC helped establish the Southwark and Al Neyer projects in the McCordsville community. He explained that there were different levels of membership that had different membership dues.

Discussions between Mr. Sorrell and the board continued to include that McCordsville has evolved into establishing smaller economic businesses and not so much big box warehouses any longer. There are currently no projects that HEDC and McCordsville are in collaboration. The board decided to pass the discussion to Town Council for direction.

Mr. Brewer addressed the RDC with concerns of return on investment with this continued membership. He explained that Mr. Gropp was hired partially for his experience with economic development and that the Town could rely on his expertise instead of using funds that could be used elsewhere. He further stated that the result of the HEDC with the warehouses have resulted in a new Council and leadership and the Town is headed in a different direction now. He added that maybe membership could be looked at again on a smaller level.

Ms. Gee-Weiler and Ms. Hess inquired about the levels of membership and dues.

Ms. Haney motioned to send the issue for a recommendation from Town Council for consideration and look at the other membership levels. Mr. Hurley seconded and passed 5/0.

20230 Project Review – Update and Discussion

Property Appraisals

Mr. Gropp explained that appraisals of five properties along 600 N. will be needed and may be costly. The funds could be taken from CEDIT or TIF.

Demolition quotes regarding the daycare home property and the hangar property will be ready for the next meeting.

Three acres of the Thomas property (next to the new police station) will need an appraisal for a right of way and a deceleration lane.

The future northern entrance to McCord Square: There is a triangle shaped property currently owned by Stanley Chevrolet. They will get back to the Town regarding possibly selling that property to the Town for the right of way and make that intersection into a four-way stop.

Partnership Potential

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There is also a commercial lease that is currently unnamed in the southwest portion of McCord Square that needs extra parking. They have offered to pay for a trail head entrance that would connect to a park trail that would feature benches, water fountain, water feature, bike rack and possibly a light. They would have access Monday through Friday, but the parking would be accessible to the public for the park during evenings and weekends. They offered to plow it in the winter and the Town would pay for the utilities.

Mr. Gropp also addressed the possibility of purchasing the property just north of the cemetery. Mr. Crum and Mr. Gropp explained issues regarding infrastructure servicing that property.

Mr. Hurley asked about the progress regarding the new coffee shop, Coffee at the Crossing. Mr. Crum explained that footers have been poured and construction is underway.

New Business

Baker Tilly TIF Management Agreement

Mr. Gropp explained that we have used Baker Tilly in the past. This is a services contract for TIF management and that we only pay them if the Town uses them and there is no financial commitment. This contract explains costs should the Town use them in the future.

Ms. Gee-Weiler motioned to approve the Baker Tilly TIF Management Agreement. Ms. Haney seconded and passed 5/0.

Town Council Update

Mr. Longman explained that the Town Council held the yearly retreat which discussed the new Police Station construction and financing.

The new members of Town Council, Scott Jones and Dr. Bryan Burney took their Oath of Offices.

A neighborhood is proposed northwest of the new fire station.

Town Council passed an ordinance for all Boards and Committees for members restating terms and reset of all committees as past records were hard to follow.

Ms. Gee-Weiler inquired regarding membership of the RDC that in the past members were interviewed by RDC and in Ms. Hess' case, she was automatically appointed by Town Council with no interview process. She asked for clarification from Mr. Morelock and Mr. Gropp. They explained that ultimately it is Town Council's decision regarding appointments to the board and it is done annually.

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Public Comment

None.

Next Meeting

March 7th, 2023, at 6:30pm

Adjourn

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

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Minutes Approval

These February 7th, 2023, Public Works Meeting minutes approved this 7th day of March 2023.

Alex Jordan, Redevelopment Commission President

Attest: _____
Niki Jones, Recording Secretary