

McCordsville

ESTD  1988

INDIANA

Redevelopment Commission Meeting Minutes Tuesday May 2, 2023

Call to Order: Alex Jordan

Roll Call: Niki Jones

Present: Alex Jordan, Shelley Haney, Ruth Hess, Brian Hurley, Larry Longman

Absent: Donetta Gee-Weiler, Shannon Walls

Also present: Tim Gropp, Ryan Crum, Attorney Gregg Morelock, Flory May - Vernon Township Trustee, Mark Elder – Vernon Township Fire Chief

Approval of March 2023 Meeting Minutes

Ms. Haney motioned to approve the April 2023 meeting minutes. Mr. Hurley seconded and passed 4/0.

Financial Report

Invoices:

Veridus PD Owners Rep Invoice #202284 – McCord Square Contract

Rebar McCordsville II, LLC – Invoice #005 – Carrying costs for properties on 600 W per contract

Ms. Hess motioned to approve the Veridus and Rebar invoices. Ms. Haney seconded and passed 4/0.

Old Business

Current project updates – Mr. Gropp

It was found that the hangar property was on septic sewer. DPW disconnected, closed, and filled the septic area before demolition. Mr. Gropp shared demolition progress photos.

Mr. Gropp informed the board that due to a new State law, effective next year, the RDC must submit a spending plan which cannot be deviated from. Mr. Gropp will continue to get guidance on the requirements and timelines for this new process.

McCordsville

ESTD  1988

INDIANA

New Business

Vernon Township Fire District – Aerial Truck Presentation

Flory May and Mark Elder presented to the board their need for a new ladder truck to better serve the future needs of the township fire territory. With the newer developments such as McCord Square, current multi-story buildings and future apartment buildings. A new ladder truck would be beneficial for safety and efficiency for residents and firefighters as well as improve ISO (homeowner insurance) evaluation ratings. The Vernon Township Fire District is currently at ISO rating of 5, with 1 being the best. It is the goal of the fire department to be at a 3 or 4 in the next year.

Fishers, Buck Creek, and Lawrence are the closest fire departments with ladder trucks that are called on if assistance is needed within the fire district. December 2022 was the last time a ladder truck was needed to assist with the fire in downtown Fortville.

The cost of a new ladder truck would be 1.8 million dollars, in addition to approximately \$160,000 in equipment to outfit it and \$900,000 to staff 9 fire fighters. The maintenance on the truck (oil, water pumps, etc.) is estimated to be \$2,000-3,000.

Ms. May and Chief Elder explained that they would be presenting their need to the Town of Fortville as well as Hancock County and that they were not asking for funds at this moment but to be considered in the future.

The RDC had many questions and discussion was had regarding the current accounts that the fire department uses for funding. No decisions were made at this meeting.

Resolution 050223

Resolution Concerning the Acquisition of Real Property – Thomas Property

Mr. Gropp received two appraisals for the property to accommodate a southern entrance to McCord Square and the future Police Department in addition to a deceleration lane. An offer will be made of the average of the two appraisals per state law.

Ms. Haney motioned to have Mr. Morelock read Resolution 050223 by title only. Mr. Hurley seconded and passed 4/0.

McCordsville

ESTD  1988

INDIANA

Mr. Morelock read Resolution 050223 by title only.

Ms. Hess motioned to pass Resolution 050223. Ms. Haney seconded and the motion passed 4/0.

Town Council Liaison Update – Mr. Longman

Mr. Longman stated that the new Police Station building is moving along and there will be construction for a roundabout on 600 N and 600 W. A new resident will be annexed into the town and the Morningside PUD will be rezoned, which will be located next to Cityscape.

Public Comment

None.

Next Meeting

June 6, 2023, at 6:30pm

Adjourn

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

McCordsville

ESTD  1988

INDIANA

Minutes Approval

These May 2, 2023, the Redevelopment Commission meeting minutes approved this 6th day of June 2023.

Alex Jordan, Redevelopment Commission President

Attest: _____

Niki Jones, Recording Secretary