**Redevelopment Commission**

**July 11, 2018**

**Meeting Minutes**

1. **Opening and Roll Call**

**Members present:** Heather Blaudow – Chairperson, Shelley Haney, Brian Hurley, Suzanne Short, and Donetta Gee-Weiler

**Members absent:** Shannon Walls, MVCSC, and Larry Longman – Council Liaison

**Others present:** Town Manager Tonya Galbraith, Ariel Schoen, Lisa Lee, and Peter Schwiegeraht of MBAH Partners in Cincinnati, and Courtney Zaugg of Veridus.

1. **Approval of June 7, 2018 minutes**

Ms. Blaudow noted a need for the deletion of the word “a” in item 3, line 3. A motion was made by Ms. Haney to approve the June 7, 2018 minutes with this correction. 2nd by Mr. Hurley. Passed 3/0.

1. **Brookside Senior Living Incentives discussion – Peter Schwiegeraht**Mr. Peter Schwiegeraht distributed a document with details surrounding the 57 unit senior development project that is being planned for 1.94 acres on N600W. He introduced himself and his company and stated that he had been before the Town Council recently and worked with staff at that time to find an appropriate location for this project. He reviewed some details of the project and noted that their application for tax credit funding will be submitted to the Indiana Housing and Community Development Association on July 30, 2018. They expect to learn in November 2018 if they will be awarded the funds. Mr. Schwiegeraht also requested that the RDC authorize the town staff to execute a letter of support for providing incentives to be submitted with their application.

Ms. Weiler arrived during the above discussion.

Lisa Lee was present to answer some questions of the RDC and explained some of the legalities and different ways of handling the bond issues. Mr. Schwiegeraht left the meeting following his presentation, but discussion continued with Ms. Lee regarding the bonds.

Ms. Short made a motion to decline the request for submission of a letter of support given the late notification to the RDC of the request and the lack of details presented. 2nd by Ms. Haney.

1. **CR 600 W TIF – should we consider?**Ms. Galbraith brought this agenda item forward as something the Commission may want to consider. She stated that the county has grant money for improvement of the roads just north of 500 for their TIF. It will then be up to McCordsville to do any road improvement on 600W, including the alignment. She stated that the Town will have to come up with match money for any grant or federal funding. The county’s TIF will still remain and they do say they will help us. Ms. Lee, who is also the bond counsel for the county RDC, was able to provide some clarity on this discussion. Ms. Short agreed that this is something that the RDC should discuss, and possibly commission some drawings of potential plans. Ms. Lee recommended that we think about what appropriate projects we might put into the development plan. Ms. Galbraith stated that once we identify the area where we want to start a TIF, then we begin to think about every possible thing we might want – storm sewer, lighting, streetscaping, infrastructure, utilities, etc. Ms. Lee explained the process by which it would gain approval by all necessary government bodies.
2. **Approval of TIF revenue invoice**Ms. Galbraith went over the TIF Revenue invoice with the group in detail. It is due August 1, 2018, and it must be paid. She requested that the invoice be approved for payment. Ms. Short made a motion to approve payment of $252,188.14 for the TIF Revenue invoice. 2nd by Ms. Gee-Weiler. Passed 5/0.
3. **Town Center Design/Market Analysis process**Courtney Zaugg of Veridus presented the Master Service Agreement and the Market Analysis Work Order from Veridus, both of which are attached to these minutes. These documents indicate the specific project services that Veridus will be providing to the Town of McCordsville. She explained how Veridus invoices and other details of their procedures. Each invoice will be brought before the RDC for their review so the group can oversee the budget expenses.
4. **Council Liaison Report – Larry Longman**Ms. Galbraith reported on the last Town Council Meeting in the absence of Mr. Longman. She reported that the CGS trash proposal was a major discussion and the Town Council approved a contract with for a term of four years. The contract included trash and a subscription service for recycling with a roll-off recycling bin here at Town Hall from which they will collect three times every week. The dumpster at Town Hall was not approved stating the monitoring of it would be too labor intensive. We will continue to have bulk item and extra bag stickers available in the Utility office.

She stated that between now and the end of the year, when the contract will be signed, she will be working with CGS regarding the survey results. Each home will be able to choose between a 96 gallon tote and a 64 gallon tote.

1. **Old Business**None.
2. **New Business – Time to think about 2018 annual report**

Annual Report: Ms. Galbraith asked that each RDC member take the time to look through the 2017 Annual Report that is online and note all the information they believe needs to be updated. We will need some new photos to show what has been accomplished during 2018. Further discussion on the matter will take place at the August meeting. She stated that since we are pleased with the appearance of the 2017 report, we can use that same format which will save some money.

Daniels Vineyard: Mr. Hurley asked for the status on Daniels Vineyard and Ms. Galbraith provided a brief update.

1. **Next Regular Meeting – August 2, 2018**
2. **Adjourn**Motion to adjourn by Ms. Haney. 2nd  by Ms. Short. Passed 5/0.