**Redevelopment Commission Annual Meeting and Regular Meeting**

**Held Via ZOOM**

**Tuesday June 23, 2020**

**Opening and Roll Call**-Suzanne Short

**Members Present:** Suzanne Short, Brian Hurley, Shelley Hanley, Donetta

Gee-Weiler, and Alex Jordan. **Non-voting Members Present:** Shannon Walls (MVCSC) and Larry Longman (Town Council Liaison).

**Others Present**: Tonya Galbraith, Ryan Crum, Gregg Morelock, Staci Starcher

**Mandatory RDC Annual Meeting**-Loren Matthes, Baker Tilly

This presentation was prepared by Baker Tilly and presented by Loren Matthes. It is a requirement by IC-36-7-25-8. This document is available online in its entirety. Ms. Matthes covered a brief recap of how Tax Increment Financing (TIF) works, the established TIF districts in McCordsville, budget and TIF impacts. Ms. Matthes also explained how property tax caps can affect a TIF district. Ms. Galbraith added that a 2021 simplified cash flow budget needs to be established. A plan with projects identified for the use of TIF funds will need to be developed and the plan must fit within the uses identified in each TIF district’s Economic Development Plan (EDP) plan. We are at the point where there will need to be a budget for each TIF district.

Florence May, Township Trustee asked questions regarding how EMS and fire services were handled with the EDPs and how many TIF districts were healthy for a community to have established. Ms. Matthes responded that there is no set number that causes a community have too many TIF districts as they are done project specific.

Shannon Walls is present at 6:55

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

**Close Annual Meeting**: Convene Regular Meeting

**Regular RDC Meeting**

**Approval of May 5, 2020 minutes**

Motion was made to approve the May 5, 2020 meeting minutes with corrections to Riverfront explanation and a correction of Shelley Haney’s name. The motion was made by Mr. Hurley and a second made by Ms. Short. Passed 3/0.

**Project Lion/Project Jarasco**-Jacob Everett, McQuire Sponsel

Introduction to this project was made by Jacob Everett with a request to the RDC to consider the details of the project later. Mr. Everett gave an overview of the company and power point that is available online. He has been working with Randy Sorrell, executive director of the Hancock Economic Development Council on the project. They will give a more detailed explanation later as well as a presentation to Town Council.

Suzanne left the meeting due to technical difficulties and Vice President Shelley Haney led the rest of the meeting.

At some point, Mr. Jordan dropped off the call.

**Riverfront District Update** - Ryan Crum, Gregg Morelock

Mr. Crum feels the town should move forward on the Riverfront district. A proposal for a legal description will need to be approved. Motion by Ms. Gee-Weiler to approve a $2,450.00 payment to Main Street Consulting from the RDC budget for a legal description of a Riverfront District. Second by Mr. Hurley and passed 3/0.

**A&F Invoice for Town Center Drainage Plan**

Motion to pay $14,683.50 to A & F Engineering for the Town Center Drainage Plan was made by Mr. Hurley. Seconded by Ms. Gee-Weiler and passed 3/0.

Staff continues working with the town center steering committee and received considerable input from them on the drainage plan. A future meeting with the steering committee may be planned.

**Budget Report**

The budget report was prepared and made available by Staci Starcher, Town Clerk-Treasurer.

**Council Liaison Report**

Mr. Longman gave a Town Council update that included the passing of a Fire/EMS ordinance on 6/23/2020. There was discussion on revenue shortfalls which will cause some capital projects to be delayed. The sewer bond has been sold. There is a new Redevelopment project on N. Railroad Street which is Breedlove Dobbs, an HVAC contractor. Underpass/overpass/at-grade crossing information was discussed, as well as potential buyer at 600W and 900N, which was up for auction. Noise and special events have been on the agenda but have been on hold due to COVID-19.

**Old Business - Connectivity Study Update**

Mr. Crum is continuing to work on the drainage and land use planning. He should have a project to show in two months.

**\*Applied Economics Update**

Ms. Galbraith and Mr. Crum are working with Sarah Murley of Applied Economics on the analysis. They have had conference calls with Ms. Murley and are providing her with the information she needs to provide her analysis. Applied Economics will draft an initial record of assumption before final calculations and identification of phases. There will be more information at the next RDC meeting.

**\*Town Center Next Steps** (Marlon Webb-Veridus)

Mr. Webb has given an outline to staff. The two main points are Land Strategy with meetings with the three landowners and Master Planning which includes phasing and estimates. COVID-!9 effects are still not known, and we will know more when things open.

**New Business-**RDC 2021 Budget Planning

Ms. Starcher, Ms. Galbraith, Ms. Matthes and Mr. Crum will meet to work on the 2021 budget before presenting to the RDC. If the RDC moves forward with establishing a tax rate, Mr. Longman will need to present it to the Town Council.

**Next Meeting-** Tuesday July 7, 2020

**Adjourn**

Motion to adjourn was made by Ms. Gee-Weiler and second by Mr. Hurley. Passed 3/0.