

Redevelopment Commission Meeting

July 7, 2020

Held Virtually via Zoom

Opening and Roll Call- Suzanne Short

Members Present: Suzanne Short-Chair, Brian Hurley, Shelley Haney, Donette Gee-Weiler, Alex Jordan and Larry Longman-Town Council Liaison

Absent: Shannon Walls-MVCSC

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

Approval of June 23, 2020 Meeting minutes

Motion was made by Ms. Gee-Weiler to approve June 23, 2020 meeting minutes with the correction of COVID-!9 to COVID-19. Second was made by Mr. Hurley and passed 3/0. Mr. Jordan and Ms. Short were unable to vote.

RDC tax rate question-Emma Adlam, Baker Tilly

Emma Adler from Baker Tilly gave a presentation to the Commission to explain and answer questions regarding Funding for the RDC. She gave the pros and cons of using a tax rate levy vs. EDIT (Economic Development Income Tax). In the past EDIT is what has been used to fund the RDC. Ms. Short said as a team there is more flexibility to continue to use EDIT. Ms. Haney made a motion to continue to fund the RDC with EDIT. Second was made by Ms. Gee-Weiler and passed 5/0.

TIF Revenue Invoice and Debt Service Payments

This is the second annual payment to Huntington National Bank. Motion was made by Ms. Haney to make payment of \$150,732.40 toward The Town of McCordsville Indiana Economic Development Revenue Bond, Series 2014 (HRH Project). Second was made by Mr. Hurley and passed 5/0.

Riverfront District

Update was given by Mr. Crum about Riverfront District Guidelines and Commitments. There will be a legal description ready for the Town Council to approve. This will make it clear to alcohol beverage applicants that they will need to comply and commit to guidelines. It will be an opportunity to lock down commitments and give enforcement abilities to make sure that applicants comply. Changes recommended by the RDC include increasing the number of 3-way liquor permits from 10 to 25 in the District guidelines #2. Also change time to conclude alcohol service from 2 a.m. to 3 a.m. located in section 5 of the Formal Written Commitment. Motion to approve the proposed criteria and commitments with changes was made by Ms. Gee-Weiler. Second was made by Mr. Hurley and passed 5/0

Budget Report

Budget was prepared and made available by Staci Starcher, Clerk Treasurer.

A&F Engineering Invoice-Town Center Drainage

Motion to pay A&F Engineering \$6,794.50 - Invoice #16870 for Town Center drainage project was made by Mr. Hurley. Second was made by Ms. Gee-Weiler and passed 5/0.

Council Liaison Report

Last RDC meeting was June 23, 2020 so Mr. Longman has no new information to report.

Old Business

There is nothing new to report from Applied Economics. Commitments will be coming soon.

New Business-Initial review of EDP and Next Step Website

Ms. Galbraith requested that all board members review the EDP and Next Step Website and come to the August meeting prepared with comments, updates and edits. Additions suggested to be added to the EDP include are drainage plan and riverfront district to this year's projects.

Next Meeting August 4, 2020 at 6:30pm via Zoom

Adjourn

Motion to adjourn was made by Ms. Haney and second was made by Mr. Hurley. Passed 5/0