**Redevelopment Commission Meeting**

**August 4, 2020**

Held Virtually via Zoom

**Opening and Roll Call**: Suzanne Short-Chair

**Members Present**: Suzanne Short-Chair, Shelley Haney, Donetta Gee-Weiler, Alex Jordan, Shannon Walls-MVCSC, Larry Longman-Town Council Liaison

**Members Absent**: Brian Hurley

**Also Present:** Tonya Galbraith-Town Manager, Ryan Crum-Director of Planning and Development, Gregg Morelock, Staci Starcher, Randy Sorrell

**Approval of July 7, 2020 minutes**

Motion was made by Ms. Haney to approve July 7, 2020 meeting minutes as presented. Second was made by Ms. Gee-Weiler and passed 4/0

**Project Jarasco (Southwark Metals)-Randy Sorrell**

Randy Sorrell, Executive Director of the Hancock Economic Development Council was present to give an update of Project Jarasco. The project is Southwark Metal Manufacturing and they are interested in moving their Lawrence facility to a new facility located at 600W and 600N. A draft site and company profile are available. Mr. Sorrel informed the commission that this project is self-generated and headquartered in Philadelphia with 7 locations. Bad audio with Mr. Sorrell made it difficult to hear some of the information that was presented. Ms. Galbraith prefaced some of the discussion with the fact that the RDC does not have a role in tax abatement. Southwark is requesting a 10-year 100% tax abatement. Usually this is done on a sliding scale. The discussion also went over the request for two road cuts on the proposed property. Both issues will be presented to Town Council on August 11, 2020. Southwark has requested a quick turn around for approval and would like to begin construction this year.

**Review of 2019 EDP and Next Step Website**

The RDC had the task of reviewing the Economic Development Plan and Ms. Galbraith went over it page by page to update and add revisions. New photos will also be added. Ms. Galbraith will make the suggested edits and get final approval from the RDC. Then it will be presented to the Town Council for adoption. An assignment was given to the commission by Ms. Galbraith to review the Next Step Website so it can be updated as well.

**Budget Report**

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

**Baker Tilly Invoice**

Ms. Haney made a motion to pay Baker Tilly Municipal Advisors $8935.00 for invoice #BTMA5867. Second was made by Mr. Jordan and passed 4/0

**Council Liaison Report**

Mr. Longman gave a Town Council update which included consideration for hazard pay for the Police Department during Covid-19. Also updated Vernon Township Fire Territory information and Old School Park, which is being dedicated to the Town of McCordsville in 2021. The Riverfront District, PUD amendment at The Meadows of Sagebrook and the decision that the RDC remain with a tax levy were also on the agenda.

**Old Business**

* **Applied Economics**

Ms. Galbraith and Mr. Crum have spoken with Sara Murley and she has sent assumptions. Additional in-depth questions were presented. They are coordinating with Context on land use assumptions and progress is being made. More communication with Ms. Murley will take place this week.

* **Town Center Drainage Plan Update**

Mr. Crum informed the Commission that this is ongoing. More information will be available next month and then it will be presented to the Town Council.

* **Town Center Landowners update**

Ms. Galbraith and Mr. Crum met with two of the three landowners. The Thomas’s are legacy farmers and are hesitant. The Jacobi’s are ready to get everything going and sell. The next meeting will be with the third landowner.

Parcel G Road Cut and Connectivity Study update also given by Mr. Crum. There have been meetings to work through questions from the landowners. An initial revue will be on the September agenda.

**New Business**

Mr. Crum received a phone call from a broker asking about liquor licenses this week. He feels that the Riverfront will be a benefit in the future. Ms. Galbraith is going to contact Indianapolis Star, IBJ and other media to promote the Riverfront.

**Next meeting September 1, 2020**

**Adjourn**

Ms. Haney made a motion to adjourn. Second was made by Ms. Gee-Weiler and passed 4/0