

# McCordsville

ESTD  1988

## INDIANA

### Redevelopment Commission Meeting Minutes Tuesday June 6, 2023

**Call to Order:** Alex Jordan

**Roll Call:** Niki Jones

**Present:** Alex Jordan, Shelley Haney, Ruth Hess, Larry Longman, Shannon Walls

**Absent:** Donetta Gee-Weiler, Brian Hurley

**Also present:** Tim Gropp, Ryan Crum, Attorney Gregg Morelock, Attorney Rhonda Cook, Mitchell Kirk, Attorney Dennis Otten of Bose McKinney & Evans Attorneys, Evan with Cityscape

#### Approval of March 2023 Meeting Minutes

Ms. Haney motioned to approve the May 2023 meeting minutes with a rewording of the first and second sentence under new business. Ms. Hess seconded and passed 3/0.

#### Financial Report

Mr. Gropp presented the Financial Report. The invoices for Denney Excavating and Casey-Bertram demolition services for the 600 properties do not need approval for payment as they were part of contracts.

#### Old Business

Thomas Property Purchase Offer Response

Mr. Gropp explained that there were three contingencies in the acceptance offer. The board asked to modify the town's response to add language to reference the McCord Square Master Plan and PUD.

Ms. Haney moved to authorize Mr. Gropp to respond to the Thomas Property Purchase Agreement with additional detail and language regarding curb cuts in accordance with the McCord Square Master Plan and PUD. Ms. Hess seconded and passed 3/0.

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### New Business

Mr. Jordan moved to recess the meeting at 6:42 and open a public hearing for the Cityscape TIF District Confirmatory Resolution. Ms. Hess seconded and passed 3/0.

Mr. Dennis Otten of Bose McKinney & Evans Attorneys explained the Cityscape Broadacre project. The Cityscape TIF allocation area was created and now needs a public hearing as a final step.

Public Speaker – None.

Ms. Hess moved to adjourn the public hearing at 6:48 pm and reopen the public meeting. Ms. Haney seconded and passed 3/0.

Ms. Haney motioned to read Resolution 060623 by title only. Ms. Hess seconded and passed 3/0.

Mr. Morelock read Resolution 060623 by title only. Confirmatory Resolution of the RDC Establishing the McCordsville-Cityscape Economic Development Area

Ms. Hess motioned to approve Resolution 060623. Ms. Haney seconded and passed 3/0.

Ms. Haney motioned to read Resolution 060623A by title only. Ms. Hess seconded and passed 3/0.

Mr. Morelock read Resolution 060623A by title only. Pledging Certain Tax Increment Revenues from the McCordsville-Cityscape Economic Development Area  
This is a companion resolution for infrastructure and a roundabout. The TIF area would pledge 85%.

Ms. Hess motioned to approve Resolution 060623A. Ms. Haney seconded and passed 3/0.

Resolution 060623B – Determining Need to Capture Incremental Assessed Valuation.

Mr. Gropp explained that this was an annual required resolution determining if there was any excess TIF funds beyond debt service and projects that the RDC wants to pass through. Mr. Gropp stated at this time there was none, but this could change in future years.

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Resolution 060623B – Determining Need to Capture Incremental Assessed Valuation

Ms. Haney moved to read Resolution 060623B by title only. Ms. Hess seconded and passed 3/0.

Mr. Morelock read Resolution 060623B by title only.

Ms. Hess moved to approve Resolution 060623B. Ms. Haney seconded and passed 3/0.

### **Quitclaim Deed to Town for 7611 N. 600 W. Property (former daycare property)**

Mr. Gropp explained that a future undisclosed building tenant would like to use this property for extended parking and would build a trailhead at their cost with the town's amenities. This would become a park asset for the town. Mr. Gropp explained that the current owner of the property is the RDC, but would prefer Town Council sign the property over, so a quitclaim needs to be signed unless the RDC would rather keep that property.

He recommended to have Mr. Jordan sign a quitclaim deed to sign the property over to the town and allow Town Council to consider the agreement with the user at the next Town Council meeting.

Ms. Haney motioned to allow Alex Jordan, President of the Redevelopment Commission to sign the quit claim deed so the property at 7611 N. 600 W. is transferred from the RDC to the town. Ms. Hess seconded and passed 3/0.

### **Future Property Acquisition Discussion**

Mr. Gropp explained that there is a potential property next to the former volunteer fire department that would benefit the town. It would allow for clean-up, extended parking to the building and adding a sidewalk.

The long-term goal of the town is to clean up Broadway by adding a streetscape and make it more accessible for pedestrians in the future while adding park amenities.

The commissioners agreed to allow Mr. Gropp to contact the owner of the property for possible purchase.

### **McCord Square May Video (Brian Hurley)**

Mr. Gropp played Mr. Hurley's latest drone video of McCord Square.

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### **Town Council Liaison Update – Mr. Longman**

Mr. Longman stated that last month there were guest speakers from Zoe's Place at the Town Council meeting. They asked for support for their cause.

He explained the new Park Impact Fee for the Town.

The Vernon Township Library is asking for input from the community regarding the new library and the next meeting is on Thursday at 6pm with a presentation and time for comments, questions and concerns.

He advised that there was a salary ordinance change.

The Public Works Committee wasn't officially sanctioned, so they are official as of their last meeting.

Town Council also reviewed tax abatements for Al Neyer and Southwark to ensure that the goals that were forth set in the documents.

The Opioid Settlement Funds were directly given to the Talitha Koum Recovery House for Women in the amount of \$20,000.

### **Public Comment**

None.

### **Next Meeting**

July 11, 2023, at 6:00pm

### **Adjourn**

Ms. Haney motioned to adjourn. Second was made by Ms. Hess and passed 3/0.

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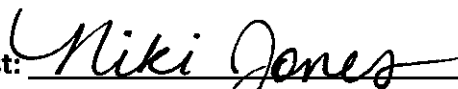
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### Minutes Approval

These June 6, 2023 Redevelopment Commission meeting minutes approved this 11th day of July 2023.



Alex Jordan, Redevelopment Commission President

Attest:   
Niki Jones, Recording Secretary