

HANCOCK COUNTY REDEVELOPMENT COMMISSION

Minutes
March 14, 2019

Time & Place	The Hancock County Redevelopment Commission (RDC) met Thursday, March 14, 2019 at the Greenfield Area Chamber of Commerce, Training Room, 1 Courthouse Plaza, Greenfield, Indiana.
Present	Jim Cherry, Joe Doninger, Dave Sutherlin, Steve Vail, Mary Zurbuch
Regrets	Mike McCarty
Staff	Connie Schmidt, Randall Sorrell
Other	Michael Burrow, Debra Carnes, Phil Gross, Lisa Lee, Steve Long, Tom Miller, Gary Pool, Mike Sheek, Janice Silvey, Mark Witsman
Call to Order	Mr. Joe Doninger called the RDC to order at 8:01 a.m.
Minutes	The RDC Minutes of February 14, 2019 were presented for approval. Mr. Steve Vail made a motion to approve as presented, and Mr. Dave Sutherlin seconded the motion. Motion was approved 5-0.
Invoices	Invoices were submitted for approval: HEDC, \$400.00; Central IN Communications for ULI Advisory Services Panel, \$10,000.00; two invoices from Lochmueller, \$5,601.00 and \$1,232.25; United Consulting, \$1,247.00; Structurepoint, \$2,469.99; First Group, \$682.30, for a total of \$21,632.54. Mr. Jim Cherry made a motion to approve as presented. Mr. Dave Sutherlin seconded the motion. The motion was approved 5-0.
GDI Presentation	Mr. Mike Sheek and Mr. Phil Gross, GDI Construction, presented their project planned for two spec buildings west of Mt. Comfort Road between Airport Blvd. and CR 400 N. Their plan is to begin June 1, 2019 with the first 246,800 sf spec building. The second will not be constructed until there is occupancy plans with the first. Total investment of project all in is \$25,000,000.00. They have three requests of the RDC for TIF: 1) CR 400 N exit only from site widen 1,600' = \$1,000,000.00; 2) Airport Road resurfacing = \$100,000.00; 3) Sewer extension (to Jay Ditch) of gravity sewer = \$300,000.00 and force main/lift station = \$460,000.00. Discussion and questions followed. Mr. Gary Pool offered to explore widening of road and informed the RDC that a light at CR 400 N on Mt. Comfort Road is scheduled for 2021. The RDC asked Mr. Sheek and Mr. Gross to stay in touch with Mr. Pool regarding costs and level of participation; and that the RDC is not ready to commit today.
Expansion of TIF Area	Ms. Lisa Lee, Ice Miller, presented Exhibit A, Mt. Comfort Corridor Economic Development Area, of the DRAFT Amending Declaratory

Resolution of the Hancock County Redevelopment Commission. The yellow outline is the overall Economic Development Area; the red outline is the actual area currently collecting; and the blue outline is the consideration of area to expand or the separate allocation area. Ms. Lee recommends the “separate allocation area.” At the April 11, 2019 RDC meeting more information and option will be available (currently watching HB 1596).

Questions for the Amending Declaratory Resolution: Do you want to add different projects to your plan? If it is in your plan, you can do it, if it isn't—you can't. What kind of development do you want in the south TIF area? Mr. Steve Long will provide a DRAFT P.U.D. that Hancock Health has laid out for commercial, office, and service industries. Ms. Lee asked to have a copy sent to her.

A new revised version of the Declaratory Resolution will be sent to Mr. Randy Sorrell by Ms. Lee. And, Ms. Lee will provide a Timetable for the process.

An agreement for services provided by Ms. Lee to the RDC will need to be signed. It was decided to confirm with the Board of Commissioners before proceeding.

April 15th Reporting

Ms. Connie Schmidt stated that the report is almost complete and H.J. Umbaugh is compiling the report.

RDC Annual Meeting Date

Ms. Schmidt shared a conversation she had with Mr. Jason Semler, H.J. Umbaugh, regarding the RDC's Annual Meeting. Last year's meeting was October 11, 2018. After the fall meeting, it was thought best to have the 2019 Annual Meeting to coincide with the June 15 Annual Determination. Mr. Semler is available June 13 or July 11. The RDC will hold the Annual Meeting on June 13, 2019 at the Buck Creek Fire Station Community Room (Mr. Sutherlin confirmed availability). The meeting will be informational and the public is invited. A light lunch will be served beginning at 11:00 a.m.

Other

Mr. Pool provided information on three items: \$400,000.00 for purchase of ROW of property regarding Mr. Larry Siegler; house on Mt. Comfort Road that will be demolished; Public art at the Roundabout and CR 300 N. Commissioners are ok to use of land.

Adjournment

There being no additional discussion, Ms. Zurbuch made a motion to adjourn. Mr. Cherry seconded the motion. Meeting was adjourned at 8:55 a.m.

Next meeting

Thursday, April 11, 2019 at 8:00 a.m. Greenfield Area Chamber of Commerce, 1 Courthouse Plaza, Greenfield, Indiana – Training Room.