

Bartholomew County Redevelopment Commission

January 2, 2019

1:30 p.m.

Members:

Name:	Title:	Appointed by:	Voting/Non-voting:	Present:
Jorge Morales	President	County Council	Voting	Present
Laura DeDomenic	Secretary	County Council	Voting	Present
DeWayne Hines		Commissioners	Voting	Present
Dan Arnholt	Vice-President	Commissioners	Voting	Present
Carl Lienhoop		Commissioners	Voting	Present
		BCSC	Non-voting	Present
Pia O'Connor	Treasurer	Auditor's Office	Non-voting	Present
Jason Hester	Liaison	-Greater Columbus EDC	Non-voting	Present
Grant Tucker	Attorney	Commissioners	Non-voting	Not - Present

Auditor Pia O'Connor opened the meeting.

Chris West gave the invocation and led the Pledge of Allegiance.

Auditor O'Connor swore in the members of the Commission.

The next item on the agenda was the selection of Officers Officer elections were as follows:

MOTION – by Commissioner Lienhoop for Jorge Morales as President. Laura DeDomenic seconded the motion.

MOTION – by Dan Arnholt to close nominations for President made a motion to close with a second by DeWayne Hines and passed unanimously (5-0).

The vote was called on the nomination of Jorge Morales as President and passed unanimously (5-0).

President Morales took over the meeting.

The next item on the agenda was the election of Vice-President.

MOTION – by Commissioner Lienhoop for Dan Arnholt as Vice-President. Laura DeDomenic seconded the motion.

MOTION – by DeWayne Hines to close nominations for Vice-President. Laura DeDomenic seconded the motion which passed unanimously (5-0).

The vote was called on the nomination of Dan Arnholt for Vice-President and passed unanimously (5-0).

The next item on the agenda was the election of the Secretary.

MOTION – by DeWayne Hines for Laura DeDomenic as Secretary. Commissioner Lienhoop seconded the motion.

MOTION – by Dan Arnholt to close nominations for Secretary. DeWayne Hines seconded the motion which passed unanimously (5-0).

The vote was called for on the nomination of Laura DeDomenic for Secretary and passed unanimously (5-0).

President Morales verified that all voting members were covered by bonds.

The next item on the agenda was an update by Jason Hester, President of the Greater Columbus Economic Development Corporation. Hester presented a handout of information regarding the Existing Tax Increment Financing (“TIF”) Allocation Area in the Greater Northern Gateway Economic Development Area. There is an opportunity to add an additional 160 acres adjacent to the north line of the current district. There is an additional 80 acres that are in the Edinburgh Town area and would be up to them to create a TIF. It is not something that has to be done but something that they may want to look at doing at some time. If they wish to increase the TIF boundaries, he would suggest hiring a firm that specializes in it. He is not suggesting that they push forward at this time because he does not wish to ask the County to incur additional expenses before the first project is realized in the original district.

One out of three projects they see is looking for rail serve sites. There are 2 options to this, one of which would serve the Al-Anna and Meadow Lawn Farms along the property line dividing them making it a very promising proposal. Louisville & Indiana Railroad is interested in partnering with the County to provide rail if a project comes about. A switch is about \$85,000 with rail costing \$200 per lineal foot.

Hester discussed the amount of interest that had been shown throughout the year including the number of onsite visits. He cannot divulge the names of the companies involved so he used abbreviated code names.

His last page of the handout showed their planned activities and goals for 2019.

Dan Arnholt discussed the plat that had been done as shown on page 3. The area is split with Duke having 63 acres and Bartholomew County REMC covering the remaining.

President Morales asked how the Commission wanted to proceed regarding the information and possibilities as brought to them by Hester. Dan Arnholt thinks opening up a discussion about increasing the TIF area on the northern edge. Laura DeDomenic hates to spend the money at this time. Commissioner Lienhoop understands that at some point, it may be something to look at. DeWayne

Hines would like to see a more formal request from a land owner or company. Hester believes that the property owners are not interested in spending the funds at this time to have it added to the TIF District. Commissioner Lienhoop asked if this Commission could broker a deal with the owner. Hester will get a more accurate quote of costs and then see where everything stands. President Morales believes that if this is feasible then it should be pursued. It is not clear as to the approval process for expanding the District. President Morales asked that Hester gather some more information and return to the Commission so that they are better informed.

President Morales asked for a meeting in mid to late February. DeWayne Hines is not in favor of this until a property owner has come forward. Laura DeDomenic stated that they need to know the cost to see if it is feasible. Hester stated he would ask Umbaugh regarding the costs as well as discuss with the broker regarding the owners and their interest. If there is a meeting set, he will show up and explain what he finds out, with or without the land owner.

MOTION – by Laura DeDomenic to schedule a meeting in mid to late February. Dan Arnholt seconded the motion which passed 4-1 with DeWayne Hines as the dissenting vote.

It was determined to set the meeting on February 18, 2019 at 1:30 p.m.

Dan Arnholt spoke to a question earlier by DeWayne Hines and explained that even if a company comes to the area, they may not ask for any incentives. Hester has one that if it happens, probably would not ask for more than abatements.

DeWayne Hines asked if we paid any retainers for attorneys.

There being no further business, Laura DeDomenic made a motion to adjourn. Dan Arnholt seconded the motion which passed unanimously (5-0).