

Bartholomew County Redevelopment Commission

April 23, 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 |
| Jeff Caldwell | Liaison | 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 |

President Jorge Morales opened the meeting.

Laura DeDomenic gave the invocation and led the Pledge of Allegiance.

The first item on the agenda was the approval of minutes from the April 8, 2019 meeting. DeWayne Hines made a motion to approve the minutes as presented. Dan Arnholt seconded the motion which passed unanimously (5-0).

The next item on the agenda was an Amendment to the Economic Development Plan as presented by Jason Hester, President of the Greater Columbus Economic Development Corporation, Jason Semler of Tilly Baker, Inc. and Bruce Donaldson of Barnes & Thornburg. Mr. Hester discussed the Plan Amendment. There had been a question at the last meeting as to why the electric utilities were not included in the plan. In further review of the current Plan, it states "utility improvements" which includes all utilities. The only amendment to add is the one for "workforce transportation projects or facilities" and that is in the Resolution packet before them on page 6 or 7. The only other change is to amend the last statement from \$30 million to \$33 million based on today's amounts.

President Morales asked for any thoughts or concerns regarding the information in front of them today. Mr. Hester pointed out that the map has been updated based on the consensus from the last meeting. There was discussion verifying that the map represented what the Commission was looking for. It was agreed that it does.

Jeff Caldwell asked for the current assessed value of the proposed area. Mr. Hester stated there would be 155 parcels including the 4 original would be just under 43 million in land and just under 78 million in improvements for a total of 122 million (these are Gross AV numbers, not Net). Ag parcels are paying about \$22 dollars per acre. This is all located within German Township.

President Morales wanted to clarify as how many motions they would need today. Mr. Donaldson stated that one motion for the Resolution will suffice as all changes are contained within the proposed Resolution.

Mr. Arnholt explained the reasoning for removing as many residential parcels as possible (due to Mr. Caldwell not being present at the last meeting). In the event that trending would lower the assessed value of the residential property within the TIF District, the TIF District would be used to make the base residential value whole.

Laura DeDomenic made a motion to approve Resolution 2019-01: Resolution of the Bartholomew County Redevelopment Commission Expanding the Bartholomew County Greater Northern Gateway Allocation Area and Approving an Amendment to the Development Plan for Said Area. Dan Arnholt seconded the motion. The meeting was opened for public input. Being that there were no members of the public present, the public hearing was closed. The vote was called for and the motion passed unanimously (5-0).

The next step of the process will be for the County Plan Commission and the Joint Plan Commission to review and approve the Resolution. It will then go before the County Commissioners for approval. After that, it will be brought before this Commission again at which time a Public Hearing will be held.

Mr. Hester will see if the Plan Commissions (County & Joint) can hold a joint meeting so that they can hear the information at the same time. The County & Joint Plan Commission will have to hold separate votes, but it can be done in one joint meeting. President Morales encouraged all members to attend the Plan Meeting to show their support and to answer any questions that might be raised.

Mr. Caldwell asked if the Plan Commissions could modify the Resolution. Mr. Donaldson stated they could, but they are basically responsible to see that the planning for the area matches what their intent is for the area. They should not be commenting on the TIF aspect, only the development issues.

Mr. Donaldson stated that they could have a Special Meeting of the Commissioners immediately following the Plan Commission meetings. Commissioner Lienhoop stated that he was concerned that it would appear as though they would be railroading this through. Mr. Donaldson stated that it still has to come back to this Commission for a Public Hearing. Commissioner Lienhoop asked Auditor O'Connor to see about having these meetings back to back.

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