

## **MINUTES OF THE APRIL 8, 2019 REGULAR MEETING OF THE FRANKLIN COUNTY REDEVELOPMENT COMMISSION**

The regular meeting of the Franklin County Redevelopment Commission was called to order on April 8, 2019, at 11:33 A.M. in Room 102 of the Franklin County Government Center by Bill Schirmer. The meeting followed the conclusion of the Franklin County Economic Development Commission's meeting business.

Those present were: Bill Schirmer, John Palmer, Tim George, Jana Selke, Scott McDonough and Sara Duffy

Others present were: Nick Lawrence (Consultant), Grant Reeves (Attorney) and Karla Bauman (Auditor)

Guest presents were: Mildred Simmermeyer and Greg Orschell

Bill Schirmer opened the meeting presenting the March 11, 2019 meeting minutes for approval. Tim George made a motion to approve the minutes, seconded by Scott McDonough and approved unanimously.

Mr. Schirmer followed with a review of the Redevelopment Commission financials. He noted he would be speaking with Auditor Karla Bauman regarding payment to Attorney Grant Reeves as well as the bond payments made for the board members.

Mr. Schirmer turned the floor over to consultant Nick Lawrence and Mr. Reeves to explain where the Redevelopment Commission is in the TIF expansion process, reviewing the local governing ordinance and the remaining procedural steps. Mr. Reeves and Mr. Lawrence review the local ordinance requiring notification to property owners and a property owner meeting to ask questions. The property owner meeting is being held during this April Redevelopment Commission meeting. Additionally, in March the proposed expansion received approval from the Franklin County Council. Following the property owner meeting, the tax impact statement would be distributed to the overlapping taxing units by Andrew Lanam of George K. Baum & Company, the municipal financial advisor for this project. Meeting notices will also be published in the paper for a public hearing at the May 13, 2019 Redevelopment Commission meeting. At that same meeting, the Commission can entertain the Confirmatory Resolution, which would effectively complete the expansion process.

Following this update, Mr. Schirmer opens the floor for the property owners that are present to make comment and ask questions regarding the TIF expansion. Greg Orschell states he understands the TIF process and is satisfied with his inclusion in the expansion. With no further comments from the property owners, Mr. Schirmer opens the floor for additional comments.

Sara Duffy makes comments regarding the proposed TIF expansion. The full text of those comments has been provided by Ms. Duffy and is appended to these minutes for reference and record as Exhibit A.

Mildred Simmermeyer makes a request for a written revenue sharing agreement.

Mr. Orschell asks for clarification on a revenue sharing agreement. Mr. Schirmer states there has been recent discussion with the school board regarding future opportunities for partnership and revenue sharing.

There being no further comment on this matter, Mr. Schirmer opens the meeting for general discussion. He begins by addressing the rumors regarding a potential hotel project in Franklin County. He states the study is working and doing what it was intended to do, and there is a hotel interested. He commends the investment and partnership to fund the study between the Franklin County Convention, Recreation and

Visitor Commission, the Brookville Redevelopment Commission and the Franklin County Economic Development Commission.

Ms. Duffy noted she had seen posts on Facebook stating the hotel was a done deal. Mr. Schirmer responded stating that it was not the case.

Discussion follows on TIF, taxes and revenue sources. Mr. Lawrence and Ms. Duffy discuss the long-term impacts on TIF and the tax impact statement. Mr. Orschell and Mr. George discuss the benefits of economic development to support job creation and investment. Ms. Bauman added points on the growth of Local Incomes Taxes (LIT). Mr. McDonough added points about potential population growth that would lead to more revenue for taxing units, and how TIF can support that growth. Ms. Duffy noted the population decline in southeast Indiana. Mr. Orschell added farmers in Franklin County pay a lot in property taxes annually, and did not want to see the school board try to control economic development.

Ms. Duffy requests clarification on the draft of the public hearing notice. Mr. Reeves will review with Mr. Lawrence and Mr. Lanam.

At 12:05 P.M., with no further business to discuss, Mr. Palmer made a motion to adjourn, seconded by Jana Selke and carried with unanimous vote.

Minutes Approved by the Franklin County Redevelopment Commission \_\_\_\_\_, 2019.

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William Schirmer

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Tim George

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Scott McDonough

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Jana Selke

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John Palmer

Exhibit A

Sara Duffy

I was appointed to FC Redevelopment Commission by the Franklin County School Board.

We all hope for new jobs. How do we get there in a way that protects our schools? Here are four facts you should know.

1<sup>st</sup> The county collects about \$1 million per year in Economic Development Income Tax. The commissioners spend it mostly on roads. Only \$70,000 goes for Economic Development.

2<sup>nd</sup> Council and the commissioners get to vote about expanding the TIF. They agreed to give up future property taxes that would go to the county. The schools get no such vote. The schools lose future tax increases. Makes it tough for schools to pay the bills in the future.

3<sup>rd</sup> The consultant will tell you that TIF does not hurt schools. Home owners + farms will just have to pay more taxes for the schools. TIF does hurt schools. Because of Tax Caps. Over the last 3 years, our schools lost almost \$172,000 to tax caps. That only gets worst with a TIF expansion.

4<sup>th</sup> TIF is for at least 25 years - the rest of or lives.

The school board and Mr. Schirmer had a good conversation last month about sharing future TIF money. The school board asked for a commitment for revenue sharing in writing, because this TIF is for 25 years. We could forget what was said.