

MINUTES OF THE NOVEMBER 7, 2018 REGULAR MEETING OF THE FRANKLIN COUNTY REDEVELOPMENT COMMISSION

The regular meeting of the Franklin County Redevelopment Commission was called to order on November 7, 2018, at 4:02 P.M. in Room 102 of the Franklin County Government Center by Bill Schirmer.

Those present were: Bill Schirmer, Tim George, Jana Selke, Tom Wilson and Sara Duffy

Those absent were: Gabrielle Weaver

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

Commission President Bill Schirmer opened the meeting with the Pledge of Allegiance.

Following, Economic Development Consultant Nick Lawrence gave an overview of the hotel feasibility study and the public meeting that was held in October. Discussion followed on the findings of the study. Tim George and Tom Wilson both stated they believed the hotel should be a resort-style property that serves the lake directly. Jana Selke and Mr. Schirmer both stated they believe the community had to start somewhere and the property proposed in the feasibility study represented a first start to build upon.

Mr. Lawrence also offered a review of the Duke Site Readiness program for the Brackney Business Park. The program concluded in August and the final report was issued.

Discussion followed on Economic Development performing more small business commercial/retail outreach. Mr. Wilson stated a local restaurant had gone out of business and he believed there should be more resources at their disposal. Mr. Lawrence brought up local programs in place for facility improvement and renovation, while also bringing up the lack of options for working capital cash injections. He added he would like to see the SBDC utilized more in Franklin County. Ms. Selke, Mr. Wilson and Mr. George proceeded to discuss Metamora and the expense of running a small business.

Minutes for the August meeting of the Franklin County Redevelopment Commission were presented for approval. Mr. Wilson made a motion to approve the minutes, seconded by Ms. Selke and approved unanimously.

Mr. Schirmer presented claims for approval. The invoices were comprised of legal services provided by Commission attorney Grant Reeves. The first invoice, in the amount of \$528.75, would be paid from the Redevelopment fund account. Mr. Wilson made a motion to approve this invoice, seconded by Mr. George. Sara Duffy asked Mr. Reeves what his hourly rate was, and Mr. Reeves responded it was \$175 per hour. Mr. Schirmer asked for the vote from Mr. Wilson's motion and the invoice was approved unanimously. Mr. Schirmer presented a second invoice for Mr. Reeves' services to be paid from the TIF fund account in the amount of \$1,321.25. Mr. George made a motion to approve this invoice, seconded by Mr. Wilson and approved unanimously.

There being no unfinished business to discuss, Mr. Schirmer moved on to new business, first discussing the appointment of members to the Commission for 2019. He added Commission member Gabrielle Weaver had previously expressed the time of the meetings do not work for her schedule, but she would serve until a replacement is appointed. Mr. Schirmer stated he would like to address the County Council and Commissioners about their appointments to the board for 2019. Auditor Karla Bauman

said she would add Mr. Schirmer to the Council agenda on November 27th to discuss 2019 appointments.

Mr. Lawrence followed with discussion on the recent TIF 101 program held with Andrew Lanam of George K. Baum and Associates acting as keynote. He also stated he had received an updated copy of the “redevelopment handbook” produced by Barnes and Thornburg and would distribute at a later date.

Mr. Schirmer then presented a letter sent by the Franklin County Community School Board to the Franklin County Redevelopment Commission requesting certain annual reporting requirements for the various TIF districts. After discussion on the contents of the letter, Mr. Schirmer added he would be approaching the school board to respond to the concerns expressed in the letter. He also stated the Franklin County Redevelopment Commission would comply with new statutorily prescribed annual meeting and reporting requirements beginning in 2019.

Mr. Lawrence and Mr. Reeves then introduced a draft of the Amending Declaratory Resolution for review and discussion. The draft included a ribbon TIF expansion of the existing allocation area to include 16 new parcels. After discussion, Ms. Duffy questioned the resolution’s ability to meet the “but for” test, specifically with the inclusion of the Brackney Business Park parcel. Mr. Reeves stated he would review the draft further and evaluate the inclusion of the Brackney Business Park parcel.

At 6:15 P.M. a motion was made by Jana Selke to reconvene the meeting on November 19th at 4:00 P.M. in Room 102 of the Franklin County Government Center to continue discussion on the draft resolution. Mr. George seconded the motion and it was approved unanimously.

On November 19th at 4:02 P.M. in Room 102 of the Franklin County Government Center, the November 7th meeting of the Franklin County Redevelopment Commission was reconvened by Bill Schirmer.

Those present were: Bill Schirmer, Tim George, Jana Selke, Tom Wilson and Sara Duffy

Those absent were: Gabrielle Weaver

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

Mr. Schirmer summarized where the meeting had left off, stating there was a question regarding the Amending Declaratory Resolution’s ability to meet the “but for” test. Mr. Reeves stated counsel had conferred with attorney James Shanahan to discuss in more detail, and that the new resolution contained an attached statement of findings specifically related to the inclusion of the Brackney Business Park parcel. Mr. Reeves explained the findings established more development would not occur on this parcel “but for” the establishment of the TIF district, and the whole Brackney parcel would have to be included in the TIF, not just part of it. Mr. Lawrence summarized the statement of findings included with the Amending Declaratory Resolution.

Mr. Wilson asks Mr. Reeves to clarify the process and confirm parcel owners would have time to opt out of the TIF district. Mr. Reeves stated that would happen later in the process, but owners would be given the opportunity to opt out and would be notified of the process.

Ms. Duffy commented on the “but for” test. She referenced sections of the article “The Use of Tax Increment Finance by Indiana Local Governments” by Larry DeBoer of the Department of Agricultural Economics at Purdue University (attached as requested by Ms. Duffy). She also entered into the

minutes specific questions on the inclusion of the Brackney parcel and alternate proposals to the collection of TIF revenue from this parcel (attached as requested by Ms. Duffy).

Mr. Schirmer asked for a motion on the Amending Declaratory Resolution. Ms. Bauman clarified which assessment date on the parcels' property cards would be used as the base value and asked they be included with the resolution. Mr. Wilson motioned to approve the Amending Declaratory Resolution, seconded Mr. George and approved unanimously.

Mr. Wilson introduced audience member Diane Dobbs as a potential candidate for the Franklin County Redevelopment Commission. Mr. Schirmer stated he would be addressing the County Council and Commissioners about appointments so he could secure bonds. He stated he would talk to Gabrielle Weaver about her appointment. Mr. Reeves added redevelopment commission members can be removed at any time. Ms. Selke sought clarification on how she was reappointed to the Commission and if she could be reappointed again.

There being no further business to discuss, Mr. George made a motion to adjourn at 4:35 P.M., seconded by Ms. Selke and carried unanimously.

Minutes Approved by the Franklin County Redevelopment Commission _____, 2018.

William Schirmer

Tim George

Tom Wilson

Jana Selke

Gabrielle Weaver