



Redevelopment Commission City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

August 15, 2023 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, August 15, 2023 at 8:30 a.m. Members present were: Virginia Servies, Conrad Harvey, Thomas Neal, Dan Rogers and Steve McLaughlin. Member Jack Whitecotton was not in attendance. Others in attendance were: Mayor Todd Barton; Megan Huckstep, Director of Planning and Building Services; Brandy Allen, Director of Operations and Community Development; Cheryl Morphew, Economic Development Consultant; Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; and Kathryn Vice, Executive Assistant, Department of Planning and Building Services.

President Virginia Servies called the meeting to order and roll was called.

Meeting minutes from June 20, 2023 and June 29, 2023 were presented to the Commission for consideration. Conrad Harvey moved to approve the minutes as presented. Dan Rogers seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. Baker Tilly Municipal Advisors	\$ 640.00
2. Taylor, Minnette, Schneider & Clutter (<i>May Services</i>)	\$ 735.00
3. Crawfordsville Outdoor (<i>May Services</i>)	\$ 715.00
4. HWC Engineering (<i>Brickyard</i>)	\$ 3,900.00
5. HWC Engineering (<i>Market St</i>)	\$ 9,884.20
6. RJL Solutions (<i>June Services</i>)	\$ 3,400.00
7. HWC Engineering (<i>Market St</i>)	\$ 6,280.02
8. Crawfordsville Outdoor (<i>June Services</i>)	\$ 715.00
9. HWC Engineering (<i>Market St</i>)	\$ 11,494.12
10. HWC Engineering (<i>Brickyard</i>)	\$ 24,995.00
11. RJL Solutions (<i>April Services</i>)	\$ 3,400.00
12. RJL Solutions (<i>July Services</i>)	\$ 3,400.00
13. BNY Mellon (<i>Ivy Tech</i>)	\$173,500.00
14. BNY Mellon (<i>2015 Redevelopment Bond</i>)	\$ 18,881.00

Dan Rogers moved to approve the claims as submitted. Conrad Harvey seconded. Motion passed 4-0.

City Clerk-Treasurer Terri Gadd was not present to provide an update on the Financial Report. Megan Huckstep, Director of Planning and Building Services reported being unaware of any changes from the last update.



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Mayor Barton provided an update. He stated they are implementing the projects from the READI grant program round one; Brickyard Nature Park, Lincoln Park and a portion of the funding for the Purple Heart Parkway extension. He reported that the State had a lot of the money for READI two and for those purposes we are being realigned to the north. To clarify, for this regional economic development grant, we would be aligned with Lafayette region instead of the Hendricks/Putnam region as with READI one. Mayor Barton reported that the City nor the County have specific projects identified for READI two at this time. He stated that the matching funds requirement for these READI grants is very steep. Mayor Barton reported moving through the process of the 2024 City budgets, with nothing unusual or different to report at this time. Mayor Barton reported progression with the Purple Heart Parkway extension. He stated having biweekly meetings with the City, County and the engineering team. He reported having reached agreements to extend sewer into that area and are assisting with the water extension to be incorporated into the roadway. Mayor Barton reported that the Hawkview project with Arbor Homes is moving forward and on schedule at this time, reminding the Commission that construction is set to begin in 2024. Mayor Barton stated they are still in talks with other housing and apartment developers. He reported having no announcements on the retail side of things at this time, but did report quite a bit of activity behind the scenes with the expectation of an announcement soon. Mayor Barton reported being in the middle of business retention visits, visiting local employers and having started corporate visits as well. Mayor Barton offered an update on the Ben Hur building, stating the developer had asked to change the scope of the project from hotel to apartments. He stated they tentatively approved moving forward with negotiations regarding the change to the agreement and are awaiting a response from the developer. Mayor Barton reported that the assessment on Traction Road is behind, but scheduled to be completed at the end of September. He reported that the assessment for County Road 150 S is now complete and they would be meeting with the engineering team. From there they would pursue where they can seek funding. Mayor Barton reported that they have been gathering data on the Market Street rail crossing for almost a year, stating that the application is essentially ready and waiting for the Feds to open up applications. He stated the data gathered was very good and compelling and in addition the survey data was very good as well. Mayor Barton reported that the City had acquired the Shelley Drain repairs, stating that the City Engineer was working with the engineering team the County had in place. He stated there would be some changes to the scope of what was happening there, but it would be moving forward next year.

President Virginia Servies inquired about the workforce at the business Mayor Barton has been visiting. Mayor Barton reported the businesses are still experiencing a workforce shortage. He stated between the City and the County, there would be approximately 1,000 new jobs coming, citing this as the impetus for the housing push. Mayor Barton reported that this issue is not unique to the City, so the City must be unique in how they address it.



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Cheryl Morphew, Economic Development Consultant, came forward to provide an update. Ms. Morphew reported having had nine leads come in since the last meeting. She stated these are generally for large parcels of land and very high employment numbers. Ms. Morphew reminded the Commission that their current strategy is focusing on existing businesses within the community, which alone have 300 or more open jobs on any given day to just maintain, as well as any future growth they may be considering. Ms. Morphew reported many of the leads are still amongst the electric vehicle supply chain. She stated they had seen a surge in data centers, which are massive sized loads for electricity. As an example, she reported receiving one last week for 200 megawatts in comparison to the entirety of CEL&P at 70 megawatts and Nucor at 100-120 megawatts. Ms. Morphew reported having three active projects at this time, two of which are small. She stated once they reach fruition, the Commerce Park would be full and they would have to seek additional land for industrial development, which would mean annexation and landowners who would want to sell. Ms. Morphew reported on the existing business retention and expansion visits. She stated this year they have added midsize industry visits because they are seeing growth in that area. She stated these visits are a great way to stay ahead of challenges, as well as opportunities. Ms. Morphew reported three of the existing companies are considering expansion, one of which would be a significant expansion within the community. Ms. Morphew provided an update on the workforce development front. She stated they are still in the midst of the Career Academy Feasibility Study. Ms. Morphew stated that next Thursday would be the next Workforce Development Alliance meeting at 8:30 a.m. at Fusion 54 and invited Commission members. TPMA, who is doing the study, would be giving an update and International Paper would be doing a presentation on their implementation of a very unique and successful work schedule that has worked well to meet a work/life balance demand from today's workforce.

With no items of old business, the Commission moved to new business. At 8:47 a.m. the Commission opened the meeting to the public for comment on the creation of the 2023 Residential Housing TIF Economic Development Area. With no members of the public present to comment, the public hearing closed at 8:48 a.m.

Continuing under items of new business, the Commission considered a Confirmatory Resolution approving the final Housing Program. With no further comments or questions, Conrad Harvey moved to adopt the Confirmatory Resolution. Dan Rogers seconded. Motion passed 4-0.

Under items of new business, the Commission considered a Resolution pledging TIF to EDC bonds. With no further comments or questions, Thomas Neal moved to adopt the Resolution. Conrad Harvey seconded. Motion passed 4-0.

Finally, under items of new business the Commission began discussion of the 2024 budgets. Mayor Barton referred to his earlier statements. He stated he did want to bring TIF budgets



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before the Commission next month, so they may see what the plan is moving forward with those districts.

Thomas Neal requested a reminder of the next steps in the TIF process. Kent Minnette, City Attorney, stated the Redevelopment Commission had just completed their steps to create the economic development area. He stated the Economic Development Commission had to sign off on the issuance of the bonds and that they met last evening and completed their work. The Council would issue the final bond ordinance; they held first reading of the bond ordinance last evening as well. He stated the Plan Commission is involved as well to approve the project through the lens of the comprehensive plan and would meet this evening. Mr. Minnette stated all the steps would be complete at the September Council meeting.

With no further business, it was noted the next meeting was scheduled for September 19, 2023. The meeting adjourned at 8:53 a.m.

Minutes Approved: _____

Virginia Lewis

President

Donna

Member

Conrad B. Hawley

Member

Meer

Member

Member