



Redevelopment Commission City of Crawfordsville, Indiana

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

October 17, 2023 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, October 17, 2023 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, Conrad Harvey, 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 August 15, 2023 were presented to the Commission for consideration. Thomas Neal moved to approve the minutes as presented. Dan Rogers seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. HWC Engineering (<i>Market St</i>)	\$ 2,475.66
2. Baker Tilly Municipal Advisors (<i>TIF – Kroger Pace Dairy</i>)	\$ 788.75
3. Baker Tilly Municipal Advisors (<i>Annex. Fiscal Plan</i>)	\$ 3,738.75
4. The Paper of MC (<i>Public Hearing Notices</i>)	\$ 72.89
5. Crawfordsville Outdoor (<i>July Services</i>)	\$ 715.00
6. Taylor, Minnette, Schneider & Clutter (<i>August</i>)	\$ 1,242.50
7. Crawfordsville Outdoor (<i>August Services</i>)	\$ 715.00
8. HWC Engineering (<i>Market St</i>)	\$ 2,590.00
9. HWC Engineering (<i>Brickyard Park</i>)	\$ 3,025.16

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 no known updates from the meeting prior. Dan Rogers moved to approve the financial report as presented. Thomas Neal seconded. Motion passed 4-0.

Mayor Todd Barton provided an update. He reported that the career academy feasibility study would be wrapping up, with a release date to be scheduled in November. Mayor Barton reminded the Commission that Ivy Tech's lease expires at the end of the year and he reported having an upcoming meeting with them. He stated they would be staying in the building, but changing the parameters to the lease, as they do not require as much space as they once did.



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Mayor Barton reported the READI one projects to be moving forward, including Brickyard Nature Park, Lincoln Park, and a portion of the funding for Purple Heart Parkway extension. He stated READI two projects are in process, with early learning likely at the top of the list. Mayor Barton reported a lot of activity on the south side of the city, reminding the Commission that Arbor Homes is anticipated to break ground in the spring of 2024 and presently moving through the process with the Planning Department. Thomas Neal requested an update on the Ben Hur Building. Mayor Barton reported no updates at this time.

Cheryl Morphew, Economic Development Consultant, came forward to provide an update. Ms. Morphew reported having had nine leads come in since the last meeting, again, mostly for large parcels of land and very high employment numbers. She reported having a lead for a small manufacturing company with approximately fifty (50) employees that they feel would be a good fit for the community and they would keep the Commission apprised of any updates on the lead. Ms. Morphew reported on business retention and expansion, stating Mayor Barton had wrapped up headquarter visits for the year. She reminded the Commission of a recent announcement with International Paper. Mayor Barton spoke to the direct relation of the headquarter visits and the company's investment into the community. He stated the visits build a trust and a direct relationship, which is key when it comes to investing in new capital. Ms. Morphew reiterated Mayor Barton's point. She reported working another existing business expansion project, with hopes for an announcement soon. Mr. Neal requested clarification on the International Paper expansion. Ms. Morphew stated there would be no physical expansion, but rather new equipment and reworking of process flow creating additional jobs. Ms. Morphew provided an update on talent development. She invited Commission members to the October Workforce Development Alliance meeting and reported that there would be a special meeting of the Workforce Development Alliance in November to report on the Career Academy Feasibility Study. Ms. Morphew stated there would be an announcement in the coming week in regards to a work-based experiential grant. Finally she reported that the two projects that would fill Commerce Park are still moving along.

Under items of new business, the Commission considered a Resolution accepting conveyance of real property located at 201-203 South Boulevard from the City of Crawfordsville to the Crawfordsville Redevelopment Commission. City Attorney Kent Minnette stated that the City acquired this property through a tax deed process and that Mayor Barton had initiated the process to transfer the property to the Redevelopment Commission. He stated that the Resolution would accept the transfer. Mayor Barton offered background on the site, stating it had been a contaminated site that had been cleaned and signed off on by the Indiana Department of Environmental Management with some restrictions. He stated there had been recent retail interest in the site. Thomas Neal moved to adopt the resolution. Dan Rogers seconded. Motion passed 4-0.

Mr. Minnette requested a motion to authorize legal action to file for the quiet title of 201-203 South Boulevard in the Redevelopment Commission's name. Conrad Harvey moved to authorize the legal action as requested. Thomas Neal seconded. Motion passed 4-0.



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With no further business, it was noted the next meeting was scheduled for November 21, 2023. The meeting adjourned at 8:55 a.m.

Minutes Approved: _____

Virginia Service

President

Don Ayer

Member

Conrad E. Harvey

Member

Muel

Member

Member