



Redevelopment Commission City of Crawfordsville, Indiana

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

December 19, 2023 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, December 19, 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; 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 November 14, 2023 were presented to the Commission for consideration. Dan Rogers moved to approve the minutes as presented. Thomas Neal seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. Taylor, Minnette, Schneider & Clutter (<i>October</i>)	\$ 936.77
2. Crawfordsville Outdoor (<i>October & November</i>)	\$ 1,430.00
3. RJL Solutions, LLC (<i>September</i>)	\$ 3,400.00
4. RJL Solutions, LLC	\$ 3,400.00
5. DES Engineering (<i>Brickyard</i>)	\$ 575.00
6. HWC Engineering (<i>Brickyard</i>)	\$ 1,462.92
7. RQAW Intentional Innovation (<i>Purple Heart Pkwy</i>)	\$ 1,500.00
8. Bank of New York Mellon (<i>Ivy Tech</i>)	\$ 1,250.00

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 no known updates from the meeting prior. Commission members acknowledged receiving the financial report.

Under items of new business, the Commission received one bid on behalf of IRA Whiskey Company LLC for Lot 5 of the Crawfordsville Commerce Park Subdivision, Section One, which is located on parcel number 54-07-20-300-011.006-028. The bid offered \$50,000 per acre of the Property, with the final acreage determined by an ALTA survey of the Property. Ms. Servies read the following points from the bid:

- *IRA Whiskey Company is contemplating the development and redevelopment of an aging and event venue facility on the Property.*



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- *IRA Whiskey Company proposes building a 26,000 square foot building to accommodate its whiskey aging process and to host events in Crawfordsville, Indiana.*
- *IRA Whiskey Company's proposed project will include an estimated total capital investment of \$5,000,000, representing \$4.7 million in real property improvements and \$300,000 in personal property, and the creation of 5 to 10 jobs at an average hourly wage range of \$17 to \$72 per hour.*
- *The project is expected to promote new employment opportunities for Crawfordsville's citizens, and attract new potential enterprise to the Crawfordsville Commerce Park and Crawfordsville area.*

A representative of IRA Whiskey Company came forward to thank the Commission and expressed excitement for the project.

Attorney Minnette advised that with the bid being the only one received, the Commission should consider awarding the bid to IRA Whiskey Company. He stated that in anticipation of the acceptance of the bid he had prepared a resolution acknowledging the statutory factors which include, under Indiana Code § 36-7-14-44, the Commission may make awards to the highest and best bidders. He informed the Commission that \$50,000 per acre exceeds prior appraisals. Attorney Minnette stated that approving the resolution would find that the project is of the proper size and character of the improvements for this Property; IRA Whiskey Company plans to improve the Property with reasonable promptness; IRA Whiskey Company plans to maintain and operate the Property after its Project's completion; the sale of this Property to IRA Whiskey Company will further the execution of the redevelopment plan for the Crawfordsville Commerce Park and best serve the interest of the City of Crawfordsville and the Crawfordsville community, from the standpoint of both humans and economic welfare.

Mayor Todd Barton stated that this acquisition, which meets the statute, is part of our overall economic development agreement with the company, so there would be incentives on the other side of this as well.

Dan Rogers moved to accept the bid of IRA Whiskey Company LLC. Thomas Neal seconded. Motion passed 4-0.

Thomas Neal made a motion to approve the resolution disposing of certain real property in the Crawfordsville Commerce Park. Dan Rogers seconded. Motion passed 4-0.

Continuing under items of new business, the Commission considered an economic development agreement between the City of Crawfordsville and the Redevelopment Commission and IRA Whiskey Company LLC. Thomas Neal made a motion to accept the economic development agreement as presented. Dan Rogers seconded. Motion passed 4-0.

Kyle Carlson, Financial Advisor with Baker Tilly provided an annual financial report to the Commission concerning the TIF districts pursuant to Indiana Code § 36-7-25-8. He reviewed



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the estimated annual TIF revenues as well as a comparison of tax increment and debt payments. Mr. Carlson went over the budget, focusing on 2024. He closed the presentation with discussion of future projects. The Commission acknowledged the presentation.

Mayor Barton provided an update. He reported that the level of activity remains very high. He stated they are working through READI 2 right now. Mayor Barton reported that they would be doing a month to month extension right now while they work through what the new lease will look like, however it would look very different moving forward. He reported everything to be moving rapidly on the south side, with Purple Heart Parkway extension ready to go to bid in January, construction beginning in spring, and completion set by this time next year. Mayor Barton reported Arbor Homes, Hawkview to be moving forward. He reported several sewer projects in the works including south side extensions and upsizing the high school lift station. Mayor Barton reported lots of activity behind the scenes on the retail side of things. He reported being in the planning stages of 2024 business retention visits. Mayor Barton stated Workforce Alliance meetings would resume in January. He reported Brickyard Nature Park to be under construction. Mayor Barton stated a ribbon cutting for the CSI expansion would be forthcoming. He reported having another meeting with the Ben Hur developer who has asked to change the scope of the project, but they are currently operating under the existing agreement. Mayor Barton reported anticipating the Shelley Drain project to go to bid in June and hopefully wrapping up the project in 2024. He reported retail interest in the property on South Boulevard currently deeded to the Redevelopment Commission, which is in the appraisal process.

Under items of miscellaneous business, Brandy Allen, Director of Operation and Community Development, reported there would be no need to have the property at Commerce Park farmed because it will be filled, so there would be no need to renegotiate that contract this year.

With no further business, it was noted the next regularly scheduled meeting would be January 16, 2024. The meeting adjourned at 9:15 a.m.

Minutes Approved: 1.9.2024

President



Redevelopment Commission
City of Crawfordsville, Indiana

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Virginia Lewis

Member

[Signature]

Member

Ernest L. Harvey

Member

[Signature]

Member

John P. Pritchett