

CITY OF CRAWFORDSVILLE
REDEVELOPMENT COMMISSION
MEETING MINUTES
May 16, 2023 – 8:30 a.m.

The Crawfordsville Redevelopment Commission met on Tuesday, May 16, 2023 at 8:30 a.m. in regular session. Members present were: Virginia Servies, Dan Rogers, and Conrad Harvey. Members Jack Whitecotton and Thomas Neal were not in attendance. Others in attendance were: Mayor Todd Barton; Brandy Allen, Director of Operations & Community Development; Megan Huckstep, Director of Planning & Building Services; Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; Terri Gadd, City Clerk-Treasurer; and Kathryn Vice, Executive Assistant, Department of Planning & Building Services.

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

Meeting minutes from March 21, 2023 were presented to the Commission for consideration. Conrad Harvey moved to approve the minutes as presented. Dan Rogers seconded. Motion approved 3-0.

Meeting minutes from April 4, 2023 were presented to the Commission for consideration. Dan Rogers moved to approve the minutes as presented. Conrad Harvey seconded. Motion approved 3-0.

The Commission received and considered the following claims:

1. Taylor, Minnette, Schneider, & Clutter (March Services)	\$ 1,050.00
2. Baker Tilly Municipal Advisors, LLC	\$ 1,800.00
3. HWC Engineering (Alley Activation)	\$ 1,622.50
4. HWC Engineering (Brickyard Park)	\$ 8,010.00
5. HWC Engineering (Market St Overpass)	\$ 9,119.06
6. Haley's Lock Safe & Key (Fusion 54)	\$ 7,603.00
7. HWC Engineering (Prof Srvc – 2022-2 CCMG)	\$ 7,871.74
8. HWC Engineering (Prof Srvc – Market St Overpass)	\$ 4,156.16
9. HWC Engineering (Prof Srvc – Brickyard Park)	\$ 540.00

Ms. Servies asked for clarification on Brickyard Park and Market St. Overpass. Mayor Todd Barton stated that Brickyard was for design services and the Overpass was preparation for a federal planning grant application in the fall. Mr. Rogers asked to be reminded about the alley project. Mayor Barton stated the alley is being turned into a gathering place with seating and lighting, which extends out into the sidewalk creating a bump out. Mr. Rogers asked whether the locks had been changed at the Fusion building. Mayor Barton clarified that a remote locking system was installed. Conrad Harvey moved to approve the claims as submitted. Dan Rogers seconded. Motion approved 3-0.

Updated financial reports were submitted to the Commission from City Clerk-Treasurer Terri Gadd. Ms. Gadd reported there had not been a lot of activity, with the majority being in the Crawfordsville Square due to Brickyard Park and grant applications. She noted that there would be more activity forthcoming, as debt payments are due in July. Ms. Gadd reported good cash balances and not a lot of spending.

Mayor Todd Barton provided an update. He informed the Commission that Cheryl Morphey was absent due to her responsibilities with today's job fair. He reported over 40 participants in the job fair. Mayor Barton stated they are in the process of sorting through recent legislative changes that would affect redevelopment. Mayor

Barton reported a workforce signing event to be held this coming Thursday at 7:00 p.m. at the Fairgrounds. He explained that high school students who are graduating and entering the workforce sign with their employers at this event and may be sent for an associate or a technical degree. Mayor Barton reported that the Virtual Reality Lab at Fusion is still in the works, but had slowed due to the company splitting into two separate companies and reorganizing. It would likely be fall before it comes to fruition. Mayor Barton reported on the Career Academy Study. He explained that Ivy Tech's lease is up at the end of this year. He stated they still intend to be a tenant, but in a lesser capacity. The study is focused on pulling more of the high school CTE programs into that building to have it all under one roof in a cooperative effort. Mayor Barton reminded the Commission that the READI grants are moving forward, including Brickyard Nature Park, Lincoln Park, and the Purple Heart Parkway extension. He reported that Purple Heart Parkway is in design, having biweekly meetings with that engineering team, as well as talks with the County pertaining to sewer and water. Mayor Barton reported the recent legislative changes would require some reconfiguration regarding the recently announced Arbor Homes subdivision. This would be coming to the Commission regarding the residential TIF aspect of the project. Mayor Barton reported the sewer extension on Big Four Arch Road had been completed. He stated the sewer extension to run out 231 South had been designed and they had received State permits. Bidding for the project would begin soon.

Mayor Barton continued to provide an economic development update. He stated there would be an announcement regarding Project Perry soon. He reported the project would create fifty (50) higher paying tech jobs. Mayor Barton reported that a project that went cold approximately three years ago had come back and had really been moving forward, turning into two separate projects. He believed there would be a high probability of landing the projects, which would fill the two remaining spots in Commerce Park. Mayor Barton stated they are in talks with the County regarding Shelley Drain. He reported he would be asking to keep the Pace TIF in place for its remaining life, approximately three years, so they may be able to use those funds for Shelley Drain improvements.

With no items of old business, the Commission proceeded with items of new business. City Attorney Kent Minnette explained that each year the Commission must make a determination whether there is enough debt or projects to keep each TIF in place and spend it or it should be passed through to the taxing districts. He reported that Baker Tilly had done an analysis this year and had determined there were none that required automatic release, therefore to comply with the statute they had drafted six resolutions for the Commission to make a finding that there is no excess assessed value to pass through to the taxing districts for the 2024, payable 2025 tax year. Mayor Barton added that based on the projects they are doing and the projects they anticipate, they had a lot in play. He explained they had been in constant contact and are working cooperatively with each of the school corporations. Mr. Minnette stated TIF is one of the most powerful economic tools for municipal governments, adding that Mayor Barton is extremely responsible with TIF funds and the schools and superintendents are involved and understanding.

After further discussion amongst the Commission, members addressed each of the resolutions as follows:

1. Crawfordsville Commerce Park EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded. Motion passed 3-0.
2. Crawfordsville Square EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded. Motion passed 3-0.
3. MetroNet EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded. Motion passed 3-0.
4. Pace Dairy EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded. Motion passed 3-0.
5. Power Plant EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded. Motion passed 3-0.

6. South Industrial EDA – Dan Rogers moved to approve the resolution. Conrad Harvey seconded.
Motion passed 3-0.

Mr. Minnette stated the Planning Department would complete the requirements of the statute by notifying the taxing units of the determinations made by the Commission.

With no further business, the meeting adjourned at 8:52 a.m.

Minutes Approved: _____

Virginia Service

President

Conrad Harvey

Member

Mark

Member

Member

Member