

**CITY OF CRAWFORDSVILLE
REDEVELOPMENT COMMISSION
MEETING MINUTES**

June 20, 2023 – 8:30 a.m.

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, June 20, 2023 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, and Conrad Harvey. Members Jack Whitecotton and Dan Rogers were not in attendance. Others in attendance were: Mayor Todd Barton; Brandy Allen, Director of Operations & Community Development; Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; Cheryl Morphew, Economic Development Consultant; and Kathryn Vice, Executive Assistant, Department of Planning & Building Services, as well as Heather James and John Gregg of Ice Miller and Caitlin Dopher, Land Entitlement Director of Arbor Homes.

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

The Commission elected to address items of new business first. Heather James of Ice Miller came forward to speak on the proposed Declaratory Resolution. She explained the process would be very similar to the normal TIF process; it would start here with the Redevelopment Commission considering the adoption of a Declaratory Resolution. Upon approval, it would go to the Plan Commission to consider adopting an order approving the Redevelopment Commission's Declaratory Resolution. From there it would go to Council for their approval and then come back to the Redevelopment Commission for a public hearing and to consider adoption of a Confirmatory Resolution before going back to Council one final time. Ms. James explained that due to the nature of a Residential Housing TIF area involving more public participation, there was another public notice requirement that had already been met. She stated at the additional public meeting, members of the public will have the opportunity to weigh in on and gain a real understanding of the proposed housing development. Ms. James noted recent changes to the statutory requirements, stating there was no longer a stringent eligibility requirement and no longer a school board approval required. Ms. James stated they would be projected to close in early September, and would likely then close on the bonds early in 2024. She concluded by stating this Declaratory Resolution would set the geographic boundaries, has all of the statutorily required findings, and sets the base assessment date of January 1, 2023.

Thomas Neal asked who was notified. Ms. James stated they sent notice to all of the media and newspapers who requested notice, the fiscal officers of all the overlapping taxing units, the assessor, the superintendent and school board president, as well as posted it at all the necessary places required. She stated they would do a ten day notice prior to the public hearing. Ms. James stated the City's municipal advisor, Baker Tilly would put together a Tax Impact Statement which would be mailed with the notices to the overlapping taxing units. Conrad Harvey moved to adopt the Declaratory Resolution. Thomas Neal seconded. Motion passed 3-0.

Mayor Todd Barton offered a statement, saying they have discussed at length the need for housing and this is a step in the right direction. Caitlin Dopher, Land Entitlement Director of Arbor Homes came forward to speak on the project. She stated the project included 174 single-family residential homes. Ms. Dopher stated the project is currently in the rezoning process, having already been to the Plan Commission. She stated the entire development would be built in four to five sections, with each section consisting of approximately 40 homes each. It would take a total of four to five years for completion of the development as a whole, putting the estimated completion date in the fourth quarter of 2028.

Meeting minutes from May 16, 2023 were presented to the Commission for consideration. Thomas Neal moved to approve the minutes as presented. Conrad Harvey seconded. Motion passed 3-0.

The Commission received and considered the following claims:

1. HWC Engineering	\$ 7,215.00
2. RJL Solutions	\$ 3,400.00
3. Crawfordsville Outdoor	\$ 715.00
4. BNY Mellon	\$ 19,250.00

Thomas Neal moved to approve the claims as submitted. Conrad Harvey seconded. Motion passed 3-0.

City Clerk-Treasurer Terri Gadd was not present to provide an update on the Financial Report. Mayor Barton reported everything remained the same from the last update.

Cheryl Morphew, Economic Development Consultant, came forward to provide an update. She reported that lead activity had been strong since the last meeting, stating these leads were coming from the supply chain of the electrical vehicle industry. Ms. Morphew stated these are typically huge requests for jobs, asking for hundreds to thousands of jobs and also come with very large parcel requests, which we just do not have here. Ms. Morphew reported they would likely have an announcement this week regarding a project consisting of approximately 50 higher paying, higher skilled jobs. She reported working on two smaller niche projects which would be excellent additions for the community, as well as working with an existing company who is looking for expansion opportunities. These projects would fill Commerce Park. Ms. Morphew reminded the Commission that Tempur Sealy would be holding their grand opening in the late summer or early fall which would be 300 jobs. Ms. Morphew stated they would be working on getting their annual business visits scheduled, including the businesses who currently have an abatement, as well as all of the larger employers. She reported great value in these visits as they build relationships and trust. Additionally, they are trying to schedule three quarterly visits this year to discuss any challenges and/or opportunities for growth. Ms. Morphew reported the Workforce Development Alliance meeting would be held this Thursday at 8:30 a.m. The topic would be a public transportation survey from HUE - Humans United for Equality, who had received a grant to analyze the community's need for public transportation. The Mayor and TPMA would also be on the agenda in regards to the Career Academy Feasibility Study. Ms. Morphew reported that the study is looking at the CTE program and how that could be combined into a centralized location and also incorporate adult education. This would be very innovative and work towards the City's goal of being a best practice model. Ms. Morphew reported the feedback from employers who attended the job fair was great, with their only request being they would like to see the job fair held twice per year. The job fair hosted 40 employers and had over 200 job seekers. Ms. Morphew reported the New Supervisor Leadership Program wrapped in May and received great reviews. It would be held again next year.

Thomas Neal asked whether ride sharing services had been explored here. Ms. Morphew reported HUE would be looking at bringing in additional funds for some kind of centralized transportation system which would provide a designated route. She explained they would like to bring in a subject matter expert in rural public transit to explore the possibility of recreating a model that works in rural communities, however it is very early in the assessment.

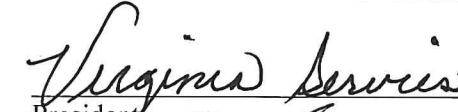
Mayor Barton provided an update. He stated the transportation piece is focused on entry level workers, with the challenge being their first six months to one year until they can acquire more resources. He reported beginning work on 2024 budgets. Mayor Barton explained things are moving very rapidly on the south side, including the Purple Heart Parkway extension. He reported it would go to bid late this year and under construction next year. Mayor Barton reported a lot of retail activity in this area as well, which would positively impact the retail landscape in the community and would address the need for grocery. He stated that despite the desire for things to be scattered throughout the City, the reality is that essentially all retailers want to be within eyesight of Walmart. Mayor Barton reminded the Commission that the lease with Ivy Tech is up this year and reported good conversations with them. He explained that they would still be here and did not anticipate changes to their

offerings, however they just don't need the amount of space they currently have. He stated the addition of high school and adult education would fully utilize the space to its potential. Mayor Barton reminded the Commission about the weekly podcast. He explained the first episode of each month provides an update on everything. Mayor Barton introduced his intern, Ben, who will be a sophomore at Wabash.

Conrad Harvey inquired about the possibility of connecting highways and creating a bypass for truck traffic with all the expansion on the south side of the City. Mayor Barton stated that it is part of the long term vision and everything could be connected at some point. He reported being watchful of the massive development in Boone County and the needs that it would create within our community.

Brandy Allen, Director of Operations and Community Development, reminded the Commission of the Thursday, June 29 public meeting to be held at the Park and Rec at 6:00 p.m. City Attorney Kent Minnette stated someone could be present to provide information on the project, but there would be no action to take at the meeting. With no further business, the meeting adjourned at 9:06 a.m.

Minutes Approved: _____



President



Member



Member



Member

Member