



Redevelopment Commission City of Crawfordsville, Indiana

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

February 20, 2024 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, February 20, 2024 at 8:30 a.m. Members present were: Conrad Harvey, Dan Rogers, Virginia Servies, and Steve McLaughlin. Members Thomas Neal and Jack Whitecotton were not in attendance. Others in attendance were: Mayor Todd Barton; Megan Huckstep, Director of Planning & Building Services; Brandy Allen, Director of Operations & Community Development; Cheryl Morphew, Economic Development Consultant; Tyler Nichols, City Attorney of Taylor, Minnette, Schneider and Clutter; and Kathryn Fisher, Executive Assistant, Department of Planning & Building Services.

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

Meeting minutes from January 9, 2024 were presented to the Commission for consideration. Dan Rogers moved to approve the minutes as presented. Conrad Harvey seconded. Motion passed 3-0.

City Clerk-Treasurer Karyn Douglas came forward to provide an update on the financial report. She reported that she would prepare the claims for January and February to bring to the March meeting. Additionally, she reported the financial report to be up to date and in balance at this time. The Commission acknowledged the financial report.

Under items of new business, the Commission received sealed quotes for landscaping in the Commerce Park. The quotes submitted were as follows:

- Ervin Property Management - \$12,500
- Crawfordsville Outdoor - \$4,400
- Sugar Creek Lawn & Hardscapes - \$14,200

Continuing under items of new business, the Commission received sealed quotes for mowing in the Commerce Park. The quotes submitted were as follows:

- Ervin Property Management - \$13,000
- Crawfordsville Outdoor - \$4,800
- Sugar Creek Lawn & Hardscapes - \$12,200

Dan Rogers made a motion to take the quotes under review for consideration at the March meeting. Conrad Harvey seconded. Motion passed 3-0.

Mayor Barton provided a brief update. He reminded the Commission that they extended the current lease with Ivy Tech, further stating they are still negotiating a final agreement, and would expect to have that within the next month or so. Mayor Barton reported the READI 1 projects to be moving forward, including construction of Brickyard Nature Park expected to be



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completed in June 2024, Lincoln Park, and the Purple Heart Parkway extension. He reported that the County had accepted bids for Purple Heart and the bids had come in under the estimate, which was encouraging. Mayor Barton reported to be working on the infrastructure associated with the project, i.e. sewer and water. Lastly, he reported the Ben Hur project to be moving forward, stating the Developer had gone through all of his approvals, with the exception of a parking variance which would be going to the Board of Zoning Appeals tomorrow, February 21, 2024.

Cheryl Morphew came forward to offer an Economic Development update. She reported eight new business attraction leads, most of which were still for manufacturing in relation to the electric vehicle sector and would require large parcels of land, as well as very big demands for talent, which do not necessarily align with the strategy for our community. Ms. Morphew reported that Spartech would be doing an expansion, as was recently announced. She reported to being close on the last industrial project in the Commerce Park; she was hopeful for an announcement in March regarding the project. Ms. Morphew stated they had been working with some commercial type businesses for the two remaining parcels made up of a total of four acres in the Commerce Park, which would take a special user to fit the space. She reported seeing lots of interest in commercial development in other areas as well and hoped to see announcements soon on the commercial and retail side of things. Ms. Morphew reported they are tweaking the curriculum for the First Time Supervisor Leadership Consortium Training based on feedback from the previous year's cohort. She stated they have had interest from approximately twenty people across six different companies wanting to do the training this year. She reminded the Commission this is a six-week professional development leadership training series that the companies would all share in the cost and would likely be launched in early summer. Ms. Morphew reported they had been asked to host a job fair again, so they had sent out a straw poll to determine interest; however, two of the larger employers have indicated they would likely not participate as it had not garnered much of their specifically desired talent in the past. Ms. Morphew reported the Annual Wage and Benefits Survey to be in review with HR Representatives after some changes were made to the survey based on input from area employers. She stated it would likely be sent out in late spring. Finally, Ms. Morphew reported coming to the end of the \$25,000 Planning Grant awarded by Ascend Indiana after looking at the apprenticeship program with schools and the CTE Director. She stated soon they would be opening up the application process for the Implementation Grant of up to \$175,000. She reported that they have a meeting tomorrow to start working on a strategic plan to begin working on the implementation side of the program so that they may apply for the grant.

With no further business, the meeting adjourned at 8:17 a.m.

Minutes Approved: _____



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Virginia Lewis

President

[Signature]

Member

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Member

Carol Stang

Member

Member