



Redevelopment Commission City of Crawfordsville, Indiana

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

May 21, 2024 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, May 21, 2024 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, Conrad Harvey, Jack Whitecotton, and Steve McLaughlin. Member Dan Rogers was 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 Morpew, Economic Development Consultant; Karyn Douglas, City Clerk-Treasurer, Kent Minnette, City Attorney of Taylor, Minnette, Schneider and Clutter; and Kathryn Fisher, Executive Assistant, Planning & Building Services.

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

Meeting minutes from April 16, 2024 were presented to the Commission for consideration. Jack Whitecotton moved to approve the minutes as presented. Conrad Harvey seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. All American Construction and Hauling LLC	\$57,403.06
2. Banning Engineering	\$6,150.00
3. Cville Outdoor	\$1,150.00
4. Huntington National Bank	\$1,500.00
5. HWC Engineering	\$5,200.00
6. HWC Engineering	\$9,190.00
7. HWC Engineering	\$464.08
8. Journal Review	\$35.87
9. Lochmueller Group	\$2,094.00
10. Price Excavating	\$116,670.00
11. RJL Solutions (April)	\$3,400.00
12. RJL Solutions (Feb)	\$3,400.00
13. RJL Solutions	\$400.00
14. RJL Solutions (March)	\$3,400.00
15. RQAW	\$450.00
16. RQAW	\$675.00
17. Thrive West Central	\$37,500.00
18. TMSC (March)	\$920.00

Jack Whitecotton moved to approve the claims as submitted. Conrad Harvey seconded. Motion passed 4-0.

Commission members acknowledged receiving the financial report.



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Under items of new business, the Commission received and considered bids for transfer of property in the Crawfordsville Commerce Park. There was one bid received from Phil Ward LLC in the amount of \$187,500 or \$50,000 per acre. Virginia Servies read aloud from the bid that the project would include the construction of a 64,000 square foot hotel building with 91 suites under the Marriott flag, expected to create 28 jobs with an average annual salary of \$30,000. Mayor Todd Barton stated this had been determined to be the highest and best use of the property. Conrad Harvey moved to accept the bid as submitted. Jack Whitecotton seconded. Motion passed 4-0.

Next, the Commission considered a Resolution approving the disposal of certain real property in the Commerce Park. Thomas Neal moved to approve the resolution. Conrad Harvey seconded. Motion passed 4-0.

Continuing under items of new business, the Commission considered an Economic Development Agreement with Phil Ward LLC. Cheryl Morphew, Economic Development Consultant came forward to speak. She reiterated that this is believed to be the highest and best use of this property. Ms. Morphew noted that in the past the community has lost events because there has not been the hotel space to accommodate. She reported that the incentives in the EDA include a Real Property Tax Abatement, at 100% in years one and two and 50% in year three, as well as funds to offset the cost of the land and up to \$5,000 for the sewer tap fee. Mayor Barton stated this would be important on the tourism and the business side of things. Rocky Singh, owner of Phil Ward LLC, came forward to speak. He briefly overviewed his history in the hotel industry. Jack Whitecotton moved to approve the EDA with Phil Ward LLC. Conrad Harvey seconded. Motion passed 4-0.

Under another item of new business, the Commission considered a Resolution recommending approval of a deduction for the purpose of tax abatement in an Economic Development Area for Phil Ward LLC. Kent Minnette, City Attorney, explained that because the property is within an Economic Development Area, a TIF area, the Redevelopment Commission must authorize the Council to move forward with the tax abatement consideration. Conrad Harvey moved to approve the Resolution. Jack Whitecotton seconded. Motion passed 4-0.

Continuing under items of new business, the Commission considered a Purchase Agreement with Weaver Hybrids QOZB, LLC. Mr. Minnette reminded the Commission had already received and awarded the bid, this was just a basic purchase agreement to close on the property. Conrad Harvey moved to approve the purchase agreement. Jack Whitecotton seconded. Motion passed 4-0.

Next the Commission considered an Economic Development Agreement with Weaver Hybrids QOZB, LLC. Ms. Morphew came forward to speak. She stated the incentives in the agreement included offsetting the cost of the land with no tax abatement. Mayor Barton reminded the Commission that when property is purchased within the Commerce Park, the funds go into the



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Jobs Creation Fund and are then used to offset the purchase price of the land. Brian Hamilton of Weaver Hybrids was present. He stated having a Purchase Agreement with the City, having a contract to build and having purchased all the equipment. Mr. Hamilton stated they would like to break ground within the next six weeks and be operational within a year. Thomas Neal moved to approve the Economic Development Agreement. Conrad Harvey seconded. Motion passed 4-0.

Continuing with new business, the Commission considered a Resolution recommending approval of a deduction for the purpose of tax abatement in an Economic Development Area for IRA Whiskey Company LLC. Thomas Neal moved to approve the resolution. Jack Whitecotton seconded. Motion passed 4-0. Bryan Fong of IRA Whiskey stated they were slated to start in early July.

As a final item of new business, the Commission considered Annual Determination of Excess Assess Value in the existing Economic Development Areas as follows:

1. Crawfordsville Commerce Park EDA
2. Crawfordsville Square EDA
3. MetroNet EDA
4. Pace Dairy EDA
5. Power Plant EDA
6. South Industrial EDA
7. Residential Housing EDA

Thomas Neal moved to approve each of the seven resolutions with no excess assessed value. Conrad Harvey seconded. Motion passed 4-0.

Mayor Barton provided a brief update. He stated the READI 1 projects are moving forward with Brickyard Nature Park and Lincoln Park scheduled to wrap up at the end of June. He stated Purple Heart Parkway was moving forward and they had a meeting scheduled with Arbor Homes to discuss closing as they move forward in the platting process. Mayor Barton stated they are working on a plan for READI 2 funds. He stated that prior to receiving READI 2 funds, READI 1 funds must be 65% expended for the entire district. Mayor Barton reported the Ivy Tech Lease was close and would be coming to the Commission soon. He stated that the engineering report was back on the Shelley Drain and had outlined seven or eight different options, which would be vetted by the City Engineer.

Cheryl Morphew came forward with an Economic Development update. She stated with the Commerce Park now full, the next challenge would be finding land for industrial growth. Ms. Morphew reported 10 leads along the same scope. She reported having started business retention visits. Ms. Morphew reminded Commission members of the upcoming Workforce Alliance meeting. She stated they had submitted the Youth Apprenticeship Indiana application



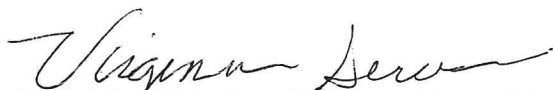
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and had an interview last week. Ms. Morphew reported 24 students went through the Workforce Signing last week.

With no further business, the meeting adjourned at 9:13 a.m.

Minutes Approved: _____



President



Member



Member



Member

Member