



Redevelopment Commission City of Crawfordsville, Indiana

City Building

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

August 20, 2024 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on Tuesday, August 20, 2024 at 8:30 a.m. Members present were: Thomas Neal, Conrad Harvey, Virginia Servies, and Jack Whitecotton. Members Dan Rogers and Steve McLaughlin 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; Cheryl Morphew, 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 June 18, 2024 were presented to the Commission for consideration. Jack Whitecotton moved to approve the minutes as presented. Thomas Neal seconded. Motion passed 4-0.

The Commission received and considered the following claims;

1. AP Capital Partners \$ 250,000.00
2. Baker Tilly \$ 1,160.00
3. Baker Tilly \$ 2,067.50
4. Baker Tilly \$ 9,388.13
5. Christopher Burke Engineering \$ 134.90
6. Cranfill Enterprises \$ 21,100.00
7. Cville Outdoor (May) \$ 1,150.00
8. HWC Engineering \$ 1,887.50
9. HWC Engineering \$ 3,275.65
10. Journal Review \$ 87.15
11. RJL Solutions \$ 3,400.00
12. RQAW \$ 445.00
13. TMSC (May) \$ 3,271.00
14. VS Engineering \$ 32,759.67
15. BNY Mellon \$ 12,857.25
16. BNY Mellon \$ 18,375.00
17. BNY Mellon \$ 173,500.00
18. Christopher Burke Engineering \$ 868.30
19. DES Engineering LLC \$ 3,930.00
20. DES Engineering LLC \$ 5,780.50
21. Huntington National Bank \$ 45,925.24
22. HWC Engineering \$ 1,187.50
23. HWC Engineering \$ 17,275.90
24. HWC Engineering \$ 785.00



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- 25. Indiana Destination Development Foundation \$ 50,000.00
- 26. Lochmueller Group \$ 2,263.87
- 27. Lochmueller Group \$ 4,519.78
- 28. Midwestern Engineers, Inc. \$ 15,500.00
- 29. Plant Brothers Excavating & Construction \$ 785,327.80
- 30. RJL Solutions \$ 3,400.00
- 31. VS Engineering \$ 29,200.68

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

The Commission received and acknowledged the financial report.

Under items of new business, the Commission reviewed and considered a lease agreement with West Central CTE Cooperative. Mayor Todd Barton reminded the Commission that the co-op consisted of the three Montgomery County schools and Western Boone. He stated this agreement with West Central CTE would utilize approximately half of the Ivy Tech facility, rent free. Mayor Barton reported that they would begin rebranding the building as the Crawfordsville Career Academy, with Ivy Tech occupying the other half of the building. He stated this agreement outlines how the co-op may use the facility and who is responsible for what. Cheryl Morphew, Economic Development Consultant, came forward and reminded the Commission of last year's feasibility study on a career academy in Crawfordsville, which has led to this agreement. She also reminded the Commission of the large grant we received from Ascend Indiana for an apprenticeship program, as well as entering the second year of the Industrial Career Academy, which can both be housed at this site. Mayor Barton noted that the utilization of the already existing facility in this way puts us in a good position with the State's restructuring of workforce development and high school graduation. Thomas Neal moved to approve the lease agreement. Conrad Harvey seconded. Motion passed 4-0.

Mayor Barton provided an update. He reported they are working through the logistics at the Ivy Tech facility. Mayor Barton reported much activity on the southside with Purple Heart Parkway, water, and sewer extensions all moving forward at various paces, as well as Arbor Homes moving forward with phase 1 in the area. He stated the multi-family housing development could be expected to move forward. Mayor Barton reported a lot of activity at the Ben Hur building. He reported being in the midst of business retention visits for the year. Mayor Barton reported that the early learning center was under construction, which would be a huge leap forward for the community, adding that it was picked up as a best practice model at the federal level, with the US Department of Commerce and the US Chamber of Commerce highlighting it at their summit on early learning. He stated Schenck Road continues to move forward. Mayor Barton reported they are in the process of submitting a federal grant application for the Market Street railroad issue, based on data gathered from monitoring the railroad at that site with cameras and knowledge of how many trains, minutes per day, close calls, etc. and using the information to calculate the economic and environmental impact. He noted they are working



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toward a solution for high water in that same area, which stems from an apparent water leak from Indiana American Water and a collapsed storm drain under an INDOT road in a CSX right-of-way. Mayor Barton reported the Shelley Drain project is ready to bid over the winter for construction in the spring, noting that the engineering report came back showing that the project is going to be quite a bit easier and less expensive than originally thought. He stated they had ear-marked funding from the Kroger-Pace TIF for this project. Mayor Barton reported, as evident by the claims, there is a lot of activity happening. He stated in years past we have been above the threshold for the maximum we're supposed to keep in preparation for these projects. Now that we are here and the projects are moving forward, we will not be above the threshold next year, which has been carefully planned out and is a good catalyst for the future of the community.

Cheryl Morphew came forward with an Economic Development update. She stated the City has partnered with IDDC, Indiana Destination Development Corporation, who is focused on driving business and people back to Indiana. She reported they had met with the Mayor and targeted the City of Crawfordsville as one of the communities where they wanted to do a video to help promote in certain major markets outside of Indiana, such as Danville, Illinois, Chicago, Cincinnati, and Louisville. Mayor Barton added marketing will be targeted in that area about the jobs and opportunity here. Ms. Morphew stated it has a lot to do with geofencing, social media, and streaming services; it is all digital today. Ms. Morphew reported the same kinds of leads on the business attraction front as we have been seeing. She reported working on three projects with existing businesses that they are hopeful will come to fruition. Ms. Morphew reiterated Mayor Barton's comments regarding business retention visits. She touched on the grant from Ascend Indiana and the apprenticeship program, advising the Commission that we are shear of the game and that they will be seeing more on this. Ms. Morphew reported that there is a new transportation initiative in the works from the League of Women Voters, currently trying to understand the state and federal resources for rural public transportation. Ms. Morphew reported that the Mayor was approached by the County Commissioners to resume economic development efforts for them. She noted the Workforce Alliance meeting would be Thursday at 8:30 a.m. at Ivy Tech.

Under items of miscellaneous business, Megan Huckstep, Director of Planning & Building Services stated they are working through plan review for the IRA Whiskey project. She confirmed that Ms. Servies and Mr. Whitecotton would be available for the Architectural Review Committee, which could be done electronically.

With no further business, the meeting adjourned at 9:05 a.m.

Minutes Approved: _____



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Virginia Servis
President

John P. Whitcomb
Member

Muel
Member

Member

Member