



Redevelopment Commission City of Crawfordsville, Indiana

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

November 19, 2024 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on November 19, 2024 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, and Conrad Harvey. Others in attendance were: Steve McLaughlin, ex-officio member; Mayor Todd Barton; Brandy Allen, Director of Operations & Community Development; Megan Huckstep, Director of Planning & Building Services, City Clerk-Treasurer Karyn Douglas; 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 September 15, 2024 were presented to the Commission for consideration. Conrad Harvey moved to approve the minutes as presented. Thomas Neal seconded. Motion passed 3-0.

The Commission received and considered a list of claims for consideration and approval. It was noted that the original claims would be available for review in the Clerk-Treasurer's office; however rather than having each claim to sign; a list would be provided moving forward for the Commission to consider and sign. Each report would also be made part of the record with the approved minutes and financial reports. Conrad Harvey moved to approve the claims as submitted. Thomas Neal seconded. Motion approved 3-0.

The Commission received and acknowledged receipt of the financial reports. City Clerk-Treasurer Karyn Douglas commented that there was nothing new to report.

Under items of new business, Kyle Carlson of Baker Tilly came forward to provide the TIF Annual Report Presentation as part of the statutory requirements. Mr. Carlson discussed the mechanics of a TIF and then reviewed each of the TIF Allocation Areas within the city limits, including when the TIF area was created or amended and the expiration date of the TIF as well as the estimated annual TIF for each allocation area. In conclusion, Mr. Carlson discussed the impact TIF can have on overlapping taxing units and discussed the projects that TIF helps provide for the community.

Proceeding with new business, a resolution was presented to the Commission approving certain bonds to the Ben Hur rehabilitation project for multi-family residential market rate apartments. Attorney Kent Minnette explained the resolution approved pledging TIF to repayment of the bonds, which would close in early 2025. After further discussion concerning the status of the project, Thomas Neal moved to approve resolution 12-2024. Conrad Harvey seconded. Motion approved 3-0.



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Also under new business, a resolution approving the 2025 TIF Spending Plan was presented for consideration. Heather James, Ice Miller, came forward to provide an overview of the plan. It was noted that the spending plan was a new statutory requirement, but the plan matched what Kyle Carlson from Baker Tilly had nicely outlined in his annual TIF presentation. It was noted that it won't matter that the numbers are not exact. Mayor Barton explained that they were more conservative in the plan so it will not have to be amended. He explained that the once the Commission considers it will go to the City Council and then be uploaded to Gateway for the State's review. Thomas Neal made a motion to adopt the resolution 13-2024 as presented approving the TIF Spending Plan. Conrad Harvey seconded. Motion approved 3-0.

Mayor Barton provided a general update for the Commission. He reported that the Career Academy was still a work in progress but was seeing a significant use with the added CTE programs. He reported that the Purple Heart Parkway expansion would open prior to Thanksgiving with a ceremonial ribbon cutting scheduled that everyone could attend; however there would still be some minor finishes that would still need to be completed after the opening. Mayor Barton discussed plans for the connector road from Purple Heart Parkway to CR150 South. He reported that the economic development team had wrapped up the business retention and expansion visits for 2024. In other business, Mayor Barton provided an update on the Schenck Road Project, the Brickyard and Lincoln Park ribbon cuttings and reported that the first phase of Shelley Drain improvement project had been bid and a contract was signed with work to begin in early 2025.

Moving on Cheryl Morphew, Economic Development Director came forward and provided an update. She reported that nine leads had been received, however they were looking a little differently. She explained that companies were looking for existing buildings with the potential for a lot of growth. She also noted that there was a lot of advanced manufacturing leads. Ms. Morphew discussed the county-wide transportation initiative and plans for findings solutions to the lack of public transportation county-wide. Ms. Morphew also provided a brief overview of a regional growth planning session that was initiated to proactively prepare for the transformative regional investment announced by SK Hynix, Inc. Ms. Morphew noted that the company planned to invest \$3.87B and create approximately 1,000 jobs to build an advanced memory packaging plant and an R&D facility for AI microelectronic products but she also explained how this would affect the growth of Crawfordsville and Montgomery County.

With no further business, it was noted that the next meeting was scheduled for December 17, 2024 and the meeting was adjourned at 9:20 a.m.

Minutes Approved: _____



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Virginia Sevier

President

Mark

Member

Conrad G. Harvey

Member

Member

Member