



Redevelopment Commission City of Crawfordsville, Indiana

City Building

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

September 16, 2025 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on September 16, 2025 at 8:30 a.m. Members present were: Virginia Servies, Mike Brier, Conrad Harvey, and Jack Whitecotton. Member Steve McLaughlin was not present. Others in attendance were: Mayor Todd Barton; Director of Operations & Community Development, Brandy Allen; Director of Planning & Building Services, Megan Huckstep; City Clerk-Treasurer Karyn Douglas; Cheryl Morphew, Economic Development Consultant; 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 17, 2025 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 a list of claims for consideration. Conrad Harvey moved to approve the claims as submitted. Jack Whitecotton seconded. Motion passed 4-0.

The Commission received the financial reports. City Clerk-Treasurer, Karyn Douglas reported that the tax draw had been received and a lot of money is being spent on projects as planned. Jack Whitecotton moved to acknowledge receipt of the financial reports. Mike Brier seconded. Motion passed 4-0.

Under items of new business, the Commission considered a declaratory resolution. City Attorney Kent Minnette explained the process to create TIF areas for economic development. He stated this particular one would be on the south side, with all the activity happening along the Purple Heart Parkway extension and would be the first step to ultimately issuing bonds. Mr. Minnette explained this area includes tradition TIF and Housing TIF (HOTIF).

Mayor Todd Barton explained the representations of the colors on the map presented to the Commission as follows: orange – housing, red – multi-family housing, green – housing, and purple – retail. He clarified that this does not include Arbor Homes that is already underway, but does encompass everything from Purple Heart Parkway to 150 S, from US Highway 231 to Ladoga Road and the area in purple that had just been annexed. Mayor Barton stated we need to have this in place so that we can do all the infrastructure as all of the many proposed projects in this area materialize.



Redevelopment Commission

City of Crawfordsville, Indiana

City Building

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

After consideration, Conrad Harvey moved to approve the declaratory resolution. Jack Whitecotton seconded. Motion passed 4-0.

Mayor Todd Barton provided an update. He reported they are moving through the long range planning from a fiscal standpoint, as Senate Enrolled Act I makes a lot of changes to the tax structure. Mayor Barton stated they have a group of financial advisors helping them to navigate a plan in the next few years. He stated they are working through the 2026 City Budget, which has gone through first reading at City Council. Mayor Barton reiterated what is happening on the south side, including single-family housing, multi-family housing, and retail, which would include a road connecting Purple Heart Parkway and 150 S, sewer, and water. He stated that Kroger would be a part of this and would bring other currently unknown tenants with them. Mayor Barton briefly touched on business retention visits, stating they had been going very well and are largely focused on expansion projects. He stated the Schenck Road project is moving forward with contracts signed – he expects dirt to be moving by spring. Mayor Barton reported that the federal grant for the Market Street rail crossing issue is moving forward. He stated they had signed an agreement for design services at Shortz Nature Park, which would be in design over the winter. Mayor Barton reported that Shelley Drain is complete on the east side. He stated there are some peripheral pieces that need to be worked on, but the main piece is done. Mayor Barton stated public transportation would begin in January, he felt it would have a significant impact on the workforce. Mayor Barton shared an encouraging message that through many changes at the State and National level, we would keep focus and not let it deter or derail what is happening within this community.

Economic Development Consultant Cheryl Morphew provided an update. She reported 14 unfitting leads, stating that we would continue to concentrate on existing business. Ms. Morphew discussed the abatement approved by City Council for a \$17 million investment in equipment at International Paper and the abatement for the real estate for Kroger Marketplace estimated at \$15 million. She discussed the ribbon cutting for the 650,000 square foot expansion at Penguin Random House, making this local facility the flagship facility globally at a total of 1.6 million square feet. Ms. Morphew stated there are two business retention meetings left for the year. She reported that the youth apprenticeship program launched this year with 12 high school students, far exceeding the goal of 5. Ms. Morphew stated the sectors are education and early education. She stated they held an information session on youth apprenticeship targeting manufacturing with a great turn out. Ms. Morphew discussed the career academy, specifically the electrical maintenance program which currently has an adult session with 15 students and a high school session with 12 students. She stated the Workforce Alliance meeting would be September 25.



Redevelopment Commission City of Crawfordsville, Indiana

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

Mayor Barton added that the Ivy Tech building has fully transitioned to the Career Academy and they are in the process of creating an oversight Board for that, which would include Career Tech Ed, Ivy Tech, and representatives from industry.

With no further business, it was noted that the next meeting was scheduled for October 21, 2025 and the meeting was adjourned at 8:58 a.m.

Minutes Approved: 10/21/25

Virginia Service
President

[Signature]
Member

Conrad Hawey
Member

Member

Member