

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, January 18, 2018
4:00 PM
Town Council Chambers

Members Present:

Heather Taylor
Matt Anderson
Brad Bookout
Jason Brooks
Ted Johnson
Erin Hill

Members Absent:

Others Present:

Pete Olson
Rich Lee
Erin Hurley
Bruce McFarland

Jason Brooks called the meeting to order at 4:04 pm. Matt Anderson, Ted Johnson, Heather Taylor, Brad Bookout, Erin Hill and Jason Brooks were present. Heather Taylor moved to approve the minutes from the December 21, 2017 meeting. Second by Matt Anderson. All members voted aye.

Election of Officers:

Jason Brooks stated that due to other commitments he would like to step down as President of the Redevelopment Commission. He nominated Matt Anderson as President, Heather Taylor as Vice President, and Ted Johnson as Secretary. Brad Bookout seconded the motion. All members voted aye.

Old Business:

There was no old business.

New Business:

Pete Olson reviewed the funding request that has been submitted to the Delaware County Commissioners. The Commissioners are working with Umbaugh and Associates on our request and we should be notified of the results in about 30 days. Included in our request were additional EDIT funds for the engineering and land acquisition costs for Project A as well as annual funds to close the gap for the schools and the library which would be impacted by increased property taxes. The meeting with the Commissioners went well. They are also considering jail improvements in Muncie and will need to look at the cash flow for other communities in Delaware County before acting on our request. The Commissioners are supportive of our plan but it is a matter of available funds.

Economic Impact Analysis packets were distributed. These are the handouts that were given to the Commissioners. Pete Olson stated that we are hoping to use local companies as much as possible for the project and described the ripple effect on jobs and earnings. There is no action needed from the Redevelopment Commission today; we will need to see the response from the Delaware County Commissioners before the next step in determining engineering design.

Public Comments:

Bruce McFarland, 9414 W. Canal Street:

Mr. McFarland stated that he is concerned about the impact of the project on his neighbors and feels that they do not want to sell. He requested that the plans be posted on the Town's website and asked when the offers would be sent to the property owners. He also had questions about eminent domain.

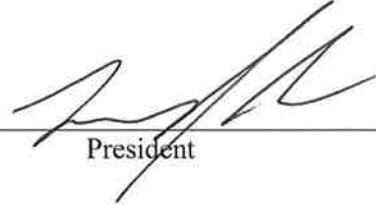
Matt Anderson responded that he does not feel there is a desire to use eminent domain. It is more advantageous to both parties to come to an equitable agreement. He added that the Redevelopment Commission is trying to be as understanding as possible with homeowners.

Pete Olson gave an overview of the eminent domain process and the attorney fees involved for both parties. He stated that our appraisers used Fair Market Value instead of sales price to determine values because the properties are not actually up for sale. Fair market value takes that into account and is generally a higher number. The offers will be going out next week but Mr. McFarland will not be getting an offer because his property is Tier 2. The success of Tier 1 will determine what is needed from Tier 2.

Meeting adjourned at 4:45 pm.

The next regular Redevelopment Commission meeting is February 15, 2018 at 4:00 pm.


Secretary


President