

**REDEVELOPMENT COMMISSION**  
**Regular Meeting**  
**Thursday, June 13, 2019**  
**4:00 PM**  
**Town Council Chambers**

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<b>Members Present:</b>	<b>Members Absent:</b>	<b>Others Present:</b>
Matt Anderson Teresa Belt Heather Taylor Jason Brooks Steve Moore	Ted Johnson	Pete Olson Erin Hurley Emma Adlam-Baker Tilly David Rainey-Veridus Steve Murphy-Defur Lance Turner Ron Quakenbush

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Matt Anderson called the meeting to order at 4:01 pm. Matt Anderson, Teresa Belt, Heather Taylor, Jason Brooks, and Steve Moore were present. Ted Johnson was absent.

The minutes from the May 9, 2019 meeting were distributed. Steve Moore moved to approve the minutes. Second by Jason Brooks. All members present voted Aye.

**Old Business:**

There was no old business.

**New Business:**

Annual TIF Presentation:

Town Manager, Pete Olson, stated that there is a new requirement by the state to have an annual TIF presentation and notify overlapping tax districts of the presentation. Lance Turner representing the Town of Yorktown, and Ron Quakenbush representing the Delaware County Council were in attendance.

Emma Adlam of Baker-Tilly gave the TIF presentation which included the budget, the long-term plan, and the impact to the overlapping districts. She also reviewed TIF mechanics in general, the development area and allocation area, special benefits tax, and the life of the TIF districts. Economic Development Area #1 is the downtown allocation area. Economic Development Area #2 is the 600/332 area and Chase Trail. The Redevelopment Commission currently has three outstanding bonds:

1. 2009 Bond to finance construction of the Sports Park.
2. 2015 Bond which was a refinancing of the 2006 Bond for downtown utilities.
3. 2018 Bond to fund Canal Street redevelopment. This bond is paid by a special tax levy and not TIF funds.

Ms. Adlam also discussed a 2016 Purdue University study on the impact of TIFs and local school funding. She stated that the goal of TIF areas is to attract new development to a taxing unit which will then increase assessed values when the TIF expires.

Annual Determination of Pass Through:

Pete Olson stated that pursuant to IC 36-7-14-39(b)(4)(b) the Redevelopment Commission must notify all overlapping taxing units of the determination of excess assessed value in its Tax Allocation Areas that may be passed through.

Heather Taylor moved to not allow any pass through to overlapping taxing units. Second by Steve Moore. All members present voted Aye.

Resolution 2019-9:

Pete Olson presented Resolution 2019-9 relating to the Civic Green project. The bond rating process has been completed. Construction bids have been received and he will be presenting the results to the Town Council next week. 3D Corporation is the apparent low bidder and will be recommended at the 6/17/19 meeting. A request for proposals for the sensory green will be publicized and is budgeted for approximately \$0.5 million. The maximum amount of the total project is not to exceed \$5.17 million.

Jason Brooks moved to approve Resolution 2019-9. Second by Heather Taylor. Motion passed 5-0.

Resolution 2019-10

Pete Olson presented Resolution 2019-10 for the purchase of the rental properties owned by John & Jane Kramer located at 2111 S. Walnut Street and 9209 W. Canal Street. The purchase price agreed upon is \$180,000.

Steve Moore moved to approve Resolution 2019-10. Second by Jason Brooks. Motion passed 5-0.

Resolution 2019-11

Pete Olson presented Resolution 2019-11 for the purchase of the property owned by Maurice & Beverly Masters located at 2100 S. Market Street. This property is owner occupied. The agreed purchase price is \$145,000 which is 150% of appraised value plus moving expenses.

Heather Taylor moved to approve Resolution 2019-11. Second by Teresa Belt. Motion passed 5-0.

Public Comment:

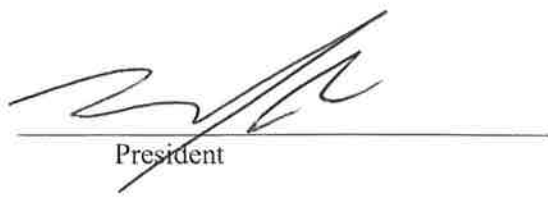
Councilman Ron Quakenbush asked for clarification on the expiration of the TIF areas. Pete Olson responded that a new TIF area can be formed or expanded, but an existing TIF area cannot be reauthorized. Emma Adlam added that the TIF expiration is 25 years from when the bonds are issued.

Public comment was given by Resident Bruce McFarland.

Meeting adjourned at 4:35 pm.

The next regular Redevelopment Commission meeting is July 11, 2019 at 4:00 pm.

  
Secretary

  
President