

REDEVELOPMENT COMMISSION
Regular Meeting
Thursday, June 11, 2020
4:00 PM
Via Zoom

Members Present:	Members Absent:	Others Present:
Jason Brooks		Pete Olson
Heather Taylor		Maura Hoff, Defur Voran
Steve Moore		Lisa Lee, Ice Miller
Teresa Belt		Heidi Amspaugh, Baker Tilly
Rob Keisling		Jeremi Ullom, Hall Render
Ted Johnson		Jennifer Shoop, Hall Render

Town Manager, Pete Olson, acting as moderator for the virtual meeting held via Zoom per Governor Holcomb’s Executive Order #20-09, began the meeting at 4:10 pm.

Members present were: Jason Brooks, Heather Taylor, Steve Moore, Rob Keisling, and Ted Johnson. Teresa Belt was absent but later joined the meeting 4:25 pm.

The minutes of the April 16, 2020 meeting and the May 12, 2020 meeting had been previously delivered to the members. Rob Keisling moved to approve both minutes as presented. Second by Heather Taylor.

The vote was taken by roll call:

Jason Brooks	Aye
Heather Taylor	Aye
Steve Moore	Aye
Teresa Belt	not present
Rob Keisling	Aye
Ted Johnson	non-voting member

Minutes were approved.

Public Hearing – Creating TIF Area for Bison Development:

President Jason Brooks opened the public hearing at 4:12 pm.

Bruce McFarland, 9414 W. Canal Street

Resident McFarland referred to RDC Resolution 2019-12 which was signed in August 2019 and noted that at that time he was informed that there would be a time for questions from the public at a later hearing. Public questions have not been answered and the final resolution has already been written. The notice for today’s hearing was published in the June 3 additional of the Star Press but was not published on the town’s Facebook page. He asked what the public could say that would change direction and asked why TK was not getting any incentive.

Rick Yencer, 3100 N. County Road 500 West

Resident Yencer submitted a written statement to Town Manager, Pete Olson, via email which was read into the record and is attached to these minutes.

With no other residents wishing to comment, President Brooks closed the public hearing at 4:21 pm.

Old Business:

There was no old business.

New Business:

Interlocal Agreement with Delaware County:

Pete Olson presented an interlocal agreement between the Town of Yorktown and Delaware County to transfer TIF funds from the Nebo/Morrison EDA to the downtown Yorktown redevelopment project. The agreement reimburses \$1.3 million to the Town for planning and development expenses for the downtown project over 10 years.

Jason Brooks commented that he appreciates the help from the county on our project.

Heather Taylor made a motion to approve the Interlocal Agreement with Delaware County. Second by Steve Moore.

The vote was taken by roll call:

Jason Brooks	Aye
Heather Taylor	Aye
Steve Moore	Aye
Teresa Belt	Aye
Rob Keisling	Aye
Ted Johnson	non-voting member

The Interlocal Agreement was approved 5-0.

Resolution 2020-3 Confirming SR32 Economic Development Area:

Lisa Lee, Ice Miller, presented Resolution 2020-3. This resolution confirms the earlier declaratory Resolution 2019-12 which was approved August 14, 2019. Tax impact statements have been prepared by Baker Tilly and distributed to all overlapping taxing units. After hearing public input, the Redevelopment Commission may confirm all the findings as is and approve Resolution 2020-3 as drafted, they may modify and confirm by changing either the map or the project list, or they may rescind the original resolution and the process would not go any further. The Town Council has the final vote.

There is one overall Economic Development Area and there are three TIF areas within the EDA. This current development project is only Bison TIF area number one.

Heather Taylor moved to approve Resolution 2020-3 as written. Second by Rob Keisling. The vote was taken by roll call:

Jason Brooks	Aye
Heather Taylor	Aye
Steve Moore	Aye
Teresa Belt	Aye
Rob Keisling	Aye
Ted Johnson	non-voting member

Resolution 2020-3 was approved 5-0.

Resolution 2020-4 Pledging TIF to EDC Bond:

This resolution pledges project generated TIF to economic development revenue bonds. The proceeds of the bonds will be used to finance a portion of the costs of construction of road, water, sewer, and storm water drainage improvements. The base assessed value was determined on January 1, 2019. Once the project is completed the difference between that current assessed value and the base assessed value is the tax increment which is pledged to the Bison improvements. It is meant to be self -sustaining; no other Town funds are pledged to make up any short fall.

Steve Moore moved to approve Resolution 2020-4 as presented. Second by Heather Taylor. The vote was taken by roll call:

Jason Brooks	Aye
Heather Taylor	Aye
Steve Moore	Aye
Teresa Belt	Aye
Rob Keisling	Aye
Ted Johnson	non-voting member

Resolution 2020-4 was approved 5-0.

Economic Development Agreement:

Pete Olson introduced Jeremi Ullom and Jennifer Shoop of Hall Render, who will be assisting the Redevelopment Commission with any economic development agreement between the RDC, the Town, and Bison. Jeremi Ullom explained that there is no statutory process because this type of transaction is an agreement between a developer and the Redevelopment Commission. Developer Obligation bonds will be issued and Bison will purchase their own bonds. His firm is reviewing an initial draft of the agreement. No action is needed at this time.

TIF Management Presentation:

Heidi Amspough of Baker Tilly gave the annual TIF presentation as required by Indiana Code 36-7-25-8. All overlapping taxing units were notified and were invited to attend.

Letter Approval

A letter must be sent by June 15 to all overlapping taxing units informing them of any excess incremental assessed value to be passed through to them. The determination is that there is no excess assessed value that may be allocated to those units.

Steve Moore made a motion to authorize the letter. Second by Rob Keisling. The vote was taken by roll call:

Jason Brooks	Aye
Heather Taylor	Aye
Steve Moore	Aye
Teresa Belt	Aye
Rob Keisling	Aye
Ted Johnson	non-voting member

The motion passed 5-0.

Meeting adjourned at 4:56 pm.

The next regular Redevelopment Commission meeting is July 9, 2020 at 4:00 pm.



Secretary



President