

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
FEBRUARY 21, 2024
3:00 P.M.**

The meeting of the Hendricks County Redevelopment Commission was called to order at 3:00 p.m. by President I. E. Lewis at the Hendricks County Government Center. President Lewis determined a quorum was present with the following in attendance: I. E. Lewis, Linda Watson Stansbury, John Leitzman, School District non-voting member of the HCRDC, Nicholas Allen, Auditor Nancy Marsh, and Financial Administrator Paula Alkire.

IN THE MATTER OF THE DECEMBER 20, 2023 HCRDC MINUTES

It was moved by John Leitzman and seconded by Linda Watson Stansbury to approve the minutes of the December 20, 2023 meeting of the Hendricks County Redevelopment Commission as presented. Motion carried 3-0.

**IN THE MATTER OF THE ORGANIZATION OF THE
HENDRICKS COUNTY REDEVELOPMENT COMMISSION**

It was moved by John Leitzman and seconded by Linda Watson Stansbury to nominate I. E. Lewis as President of the Hendricks County Redevelopment Commission for the year 2024. Motion carried 3-0.

It was moved by I. E. Lewis and seconded by John Leitzman to nominate Linda Watson Stansbury as Vice President of the Hendricks County Redevelopment Commission for the year 2024. Motion carried 3-0.

It was moved by John Leitzman and seconded by Linda Watson Stansbury to nominate Jud Wolfe as Secretary of the Hendricks County Redevelopment Commission for the year 2024. Motion carried 3-0.

IN THE MATTER OF THE FINANCIAL SOLUTIONS GROUP TIF ENGAGEMENT CONTRACTS

Financial Consultant Greg Guerrettaz presented service agreements for Financial Solutions Group, Inc. to perform certain professional services in connection with the following projects for review and approval:

- TIF Annual Report Westpoint EDA
- TIF Annual Report Ronald Reagan North EDA
- TIF Annual Report 70 West EDA
- TIF Annual Report 70 West 2021 Expansion EDA
- TIF Annual Report 70/39 Commerce Park EDA

It was moved by Linda Watson Stansbury and seconded by John Leitzman to approve the Financial Solutions Group, Inc. service agreements as presented for 2024. Motion carried 3-0.

IN THE MATTER OF THE LIBERTY TOWNSHIP TRUSTEE

Liberty Township Trustee Brad Butler presented a report on the progress made in getting the Township Fire Department upgraded to meet the standards to provide ALS (Advanced Life Support) Ambulance Service in Liberty Township. Mr. Butler presented a memo from Etica Group who is proposing to perform a Public Safety Feasibility Study. The preliminary memo estimated a study of the stated scope would be in the range of \$40,000 to \$60,000. Mr. Butler stated he was not ready to make the request for the study but expected to be able to present a fine-tuned proposal from Etica Group and would be asking for the funding for this study.

Discussion was held on how the request would be funded and Mr. Guerrettaz stated the 70 West 2021 Expansion was developed for potential benefit of public safety in Liberty Township and there would be TIF funds available from the 70 West 2021 Expansion EDA.

Trustee Brad Butler presented a funding request from the Hendricks County 70 West 2021 Expansion for discussion which include:

1. Repair and restoration of the 2013 Chevrolet ambulance - \$75,000
2. Initial consulting, engineering, and design for a new fire station - \$75,000
3. Purchase of firefighting equipment for the 2013 Spartan/RPI rebuilt fire engine - \$190,000
4. Refurbish the 2011 E-One fire engine - \$190,000

County Commissioner Dennis Dawes complimented the hard work and dedication made by Township Trustee Brad Butler to better the Liberty Township Fire Department.

OTHER DISCUSSION

The proposed Henke Development to the Deer Creek Golf Course property was discussed. School District non-voting member of the HCRDC, Nicholas Allen, stated that Mr. Henke had reached out to Mill Creek School Corporation to discuss the residential impact on the school district.

It was understood that the Henke Project would include an improved golf course and club house with residential on both sides of 39.

NEXT MEETING

It was determined that a March meeting would not be required, and the next meeting of the Hendricks County Redevelopment Commission will be April 17, 2024 at 3:00 p.m.

There being no main motion on the floor and no further business to come before the Commission, the meeting was adjourned by President I. E. Lewis at 4:10 p.m. on Wednesday, February 21, 2024.

Hendricks County Redevelopment Commission



I.E. Lewis, President