

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION  
DECEMBER 20, 2023  
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. Mr. Lewis determined a quorum was present with the following in attendance: I. E. Lewis, Linda Watson Stansbury, Jud Wolfe, John Leitzman, School District non-voting member of the HCRDC, Nicholas Allen, Auditor Nancy Marsh, and Financial Administrator Tamela Mitchell.

**IN THE MATTER OF THE NOVEMBER 8, 2023 HCRDC MINUTES**

It was moved by Jud Wolfe and seconded by John Leitzman to approve the minutes of the November 8, 2023 meeting of the Hendricks County Redevelopment Commission as presented. Motion carried 4-0.

**IN THE MATTER OF THE WESTPOINT BUSINESS PARK**

Hendricks County Bond Attorney Adam Steuerwald stated the current Westpoint Business Park Economic Development Area TIF District is being split into to Economic Development Areas. Mr. Steuerwald stated the outstanding debt will be left with the original EDA Resolution 2023-48 pledges 50% of the Tax Increment Revenues to the pay the new bonds for the Westpoint Business Park Allocation Area No. 2 (2023) Westpoint Project.

Having heard the details of this project at the November 8, 2023 and December 20, 2023 Hendricks County Redevelopment Commission meetings, it was moved by John Leitzman and seconded by Jud Wolfe to approve and adopt Resolution 2023-48 *Resolution of the Hendricks County Redevelopment Commission Pledging Certain Tax Increment Revenues to the Payment of the Hendricks County Indiana, Economic Development Tax Increment Revenue Bonds (Westpoint Project.)* Motion carried 4-0.

*Financial Consultant Greg Guerrettaz arrived.*

**IN THE MATTER OF THE 70/39 COMMERCE PARK ECONOMIC DEVELOPMENT AREA**

Financial Consultant Greg Guerrettaz and Bond Attorney Adam Steuerwald presented information recommending to the Hendricks County Redevelopment Commission, amend the Declaratory Resolution and the Economic Development Plan for the 70/39 Commerce Park Economic Development Area, confirmed by Resolution 2014-1, to excise parcels 32-14-36-400-003.000-013 and 32-14-36-100-011.000-013 from the existing 70/39 Commerce Park Allocation Area and to designate the 2023 Expansion Area and the Excised Parcels as a new allocation area pursuant to Section 39 of the Act to be known as the 2023 Strategic Capital Partners Allocation Area (the "2023 Allocation Area" with parcel ID numbers 32-14-36-400-003.000-013, 32-14-36-100-011.000-013, and 32-14-36-200-001.000.013).

Mr. Steuerwald explained that this is step 1 of 4 for Strategic Capital Partners to expand the area by one parcel and create a new district. Mr. Steuerwald stated it then goes to the Plan Commission,

Board of Commissioners, and the Hendricks County Redevelopment Commission for a Public Hearing.

It was moved by Jud Wolfe and seconded by Linda Watson Stansbury to approve and adopt Resolution 2023-49 *Resolution of the Hendricks County Redevelopment Commission Amending the Declaratory Resolution and the Economic Development Plan for the 70/39 Commerce Park Economic Development Area* as presented. Motion carried 4-0.

**IN THE MATTER OF THE PITTSBORO EDA GRANT TO NORTHWEST HENDRICKS SCHOOLS**

Auditor Nancy Marsh reported she had received, as requested, the financial report from Northwest Hendricks School District reporting their use of the Pittsboro EDA Grant.

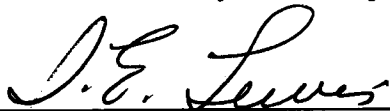
**IN THE MATTER OTHER HCRDC BUSINESS**

Auditor Nancy stated that Max Hank has declined the reappointment to the Hendricks County Redevelopment Commission. Being a Commissioner appointment, the Board of County Commissioners will make the replacement appointment for a one year term ending December 31, 2024.

It was the consensus of the members of the Hendricks County Redevelopment Commission that the third Wednesday in the month at 3:00 p.m. meets their schedules . Mr. Steuerwald stated he anticipated the next meeting to be in February or March.

There being no motions on the floor and no further business to come before the Commission, the meeting was adjourned by President I. E. Lewis at 3:23 p.m. on Wednesday, December 20, 2023.

Hendricks County Redevelopment Commission



I.E. Lewis, President