

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
NOVEMBER 12, 2025
3:00 P.M.**

The meeting of the Hendricks County Redevelopment Commission was called to order at 3:00 p.m. by Jud Wolfe at the Hendricks County Government Center. He determined a quorum was present with the following in attendance: Jud Wolfe, John Leitzman, Mike Edmondson, Linda Watson. Also in attendance was Financial Consultant Greg Guerrettaz, Commissioner Dennis Dawes, County Engineer John Ayers and Auditor Ann Stark.

IN THE MATTER OF JULY 23, 2025, HCRDC MINUTES

It was moved to approve the July 23rd meeting minutes of the Hendricks County Redevelopment Commission by John Leitzman and seconded by Mike Edmondson. Motion carried 4-0.

IN THE MATTER OF LIBERTY TOWNSHIP FIREHOUSE

Liberty Township Trustee, Brad Butler, spoke about the feasibility study done by Etica in 2024. The study included two options; one being to renovate the firehouse in Hazelwood; the other to build a new firehouse. Since then, Commissioner Dennis Dawes confirmed Hendricks Regional Health has bought property in Belleville and has expressed interest in selling a piece of that land to the Township for a new firehouse. Greg Guerrettaz went over an idea to include the land in the Economic Development Area and potentially financing a part of it through the TIF. He advised that the RDC Counsel would need to work on ideas as to how to finance this new build.

IN THE MATTER OF RESOLUTION 2025-40 AMENDING RESOLUTION 2025-22

Resolution 2025-40 amends Resolution 2025-22 to include the guarantee to deposit funds at time of closing and August 1st thereafter to cover the lease rental. This will ensure no tax levies are needed. Mike Edmondson moved to approve Resolution 2025-40. John Leitzman seconded. Motion carried 4-0.

IN THE MATTER OF 2026 TIF PRESENTATION & SPENDING PLAN

The Hendricks County Redevelopment Commission Annual TIF Presentation was presented by Financial Consultant Greg Guerrettaz.

Mr. Guerrettaz reported the following on each of the Hendricks County Allocation Areas:

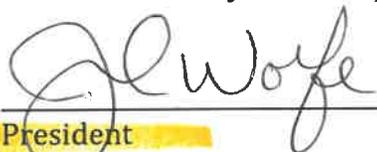
- 70/39 Commerce Park (GDI) – 4 buildings completed, 2045 estimated end date.
- 70 West (Sunbeam) – 5 large buildings have been completed, 2035 estimated end date.
- Heartland Crossing – All bonds were retired in 2021. All captured AV passed through for 2022-2025. Area expired in 2025.
- Pittsboro – 1 taxpayer TIF captures real and personal property AV. All captured AV passed through for 2022-2025. Area expired in 2025.
- Ronald Reagan – New district created in 2017, no development yet. Area has been impacted by annexation. RRP bonds will be issued prior to 12/31/25.

- Westpoint (Wamsley) – 4 buildings have been completed and assessed, 2037 estimated end date.
- 70 West (2021 Expansion) – County portion of sunbeam area. County collects TIF.
- Westpoint (Wamsley 2) – Was removed from original Westpoint area that had not yet been developed.

Mr. Guerrettaz presented the 2026 TIF Spending Plan for review and adoption. County Engineer John Ayers delivered the news that bids for the Ronald Reagan project were lower than expected. Because of this news, Mike Edmondson moved to amend the “Total Expenditures” amount from \$50 million to \$30 million. Linda Watson seconded the motion. Motion passed 4-0. John Leitzman moved to approve the 2026 TIF Spending Plan as amended. Mike Edmondson seconded. Motion passed 4-0.

There being no further business to come before the Commission, the meeting was adjourned by President Jud Wolfe at 3:25 p.m.

Hendricks County Redevelopment Commission



President



Attest: Auditor Ann Stark