

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
DECEMBER 1, 2021**

The called meeting of the Hendricks County Redevelopment Commission was called to order at 6:00 p.m. by President I.E. Lewis. Mr. Lewis determined a quorum was present to conduct business with the following in attendance: I. E. Lewis, John Leitzman, Max Hank, Jud Wolfe, Auditor Nancy Marsh, and Financial Administrator Tamela Mitchell.

Present in the audience were County Commissioner Dennis Dawes, Financial Consultant Greg Guerrettaz, and Bond Attorney Adam Steuerwald.

President I.E. Lewis asked if there were amendments to the agenda.

MINUTES OF OCTOBER 6, 2021

It was moved by Jud Wolfe and seconded by John Leitzman to approve the minutes of the October 6, 2021 meeting of the Hendricks County Redevelopment Commission as amended. Motion carried 4-0.

**PROPOSED EXPANSION OF 70 WEST COMMERCE PARK TIF ALLOCATION
AREA DESIGNATED AS "2021 ALLOCATION AREA"**

Greg Guerrettaz, Financial Consultant of Financial Solutions presented the 70 West Commerce Park Expansion Allocation Area Study and Report of Estimated Tax Rate and Levy Impact dated December 1, 2021. Bond attorney Adam Steuerwald presented Resolution 2021-68. The Public Hearing on the proposed expansion of 70 West Commerce Park TIF Allocation Area was opened by President I. E. Lewis. Hearing no comment or remonstrance from the assembly, the Public Hearing was closed by President I. E. Lewis. It was moved by John Leitzman and seconded by Max Hank to approve Resolution 2021-68 a *Resolution of the Hendricks County Redevelopment Commission Confirming the Amendments to the 70 West Commerce Park Economic Development Area and the Economic Development Plan Therefor*. Motion carried 4-0.

Mr. Guerrettaz stated the new TIF 2021 Allocation Area revenue will be a County TIF and benefit the taxpayers in Liberty Township as well as those in the proximity by providing emergency medical and fire services as well as potentially housing a medical facility. Auditor Nancy Marsh asked if the buildings being developed will request abatements. Mr. Guerrettaz stated he believed they would make such a request.

Mr. Guerrettaz stated he is working with the Hendricks County Legislators to seek legislation to allow some flexibility for new Fire Territories in similar circumstances to Liberty Township.

IN THE MATTER OF UPDATE ON RAINDROP, LLC

Commissioner Dennis Dawes gave a brief report on status of the negotiations with Raindrop, LLC. Mr. Dawes stated Hendricks County had made their best and last offer to Mr. Vaughn Wamsley, and it was not accepted. Financial Consultant Greg Guerrettaz stated Mr. Dawes is a great diplomat and does an awesome job with negotiations. Mr. Guerrettaz stated Raindrop may have trouble with future infrastructure.

IN THE MATTER OF UPDATE IN OBTAINING RIGHT-OF-WAY ON KELLER HILL ROAD

Commissioner Dennis Dawes stated that Developer GDI wants the road expanded but is having a problem obtaining right-of-way from the Rogers Family. Commissioner Dawes stated that while the County has used eminent domain for public roadways, the County has never used eminent domain to obtain property for a private development. Commissioner Dawes stated he has discussed this with fellow Commissioners Phyllis Palmer and Bob Gentry, and a decision has not yet been made. Should the County choose to proceed with eminent domain, the County would own the property.

IN THE MATTER OF AN UPDATE ON THE OLD BLUE & WHITE PROPERTY

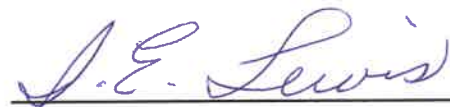
Financial Consultant Greg Guerrettaz stated that there was a time sensitive agreement with the purchase of the property but the right to purchase had been extended past the 12/31/22 date. Mr. Guerrettaz reported the developer wants to close Greencastle Road.

NEXT MEETING

The next meeting of the Hendricks County Redevelopment Commission was not scheduled and will be a called meeting.

There being no further business or questions to come before the Hendricks County Redevelopment Commission, President I. E. Lewis adjourned the meeting at 6:43 p.m. on Wednesday, December 1, 2021.

HENDRICKS COUNTY REDEVELOPMENT COMMISSION

A handwritten signature in blue ink, appearing to read "I.E. Lewis", is written over a horizontal line.

I.E. Lewis, President