

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION  
FEBRUARY 15, 2023**

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, John Leitzman, Linda Watson Stansbury, Jud Wolfe, Max Hank, Auditor Nancy Marsh and Financial Administrator Tamela Mitchell. Attending the meeting were Financial Consultant Greg Guerrettaz, Bond Attorney, Adam Steuerwald, Commissioner Dennis Dawes and County Executive Todd McCormack.

**IN THE MATTER OF THE ELECTION OF OFFICERS**

It was moved by Jud Wolfe and seconded by John Leitzman to nominate I. E. Lewis as the 2023 President of the Hendricks County Redevelopment Commission. Motion carried 5-0.

Hearing no objection from the floor, President I. E. Lewis declared Jud Wolfe to be the 2023 Secretary of the Hendricks County Redevelopment Commission.

**IN THE MATTER OF THE MAY 10, 2022 MINUTES**

President I. E. Lewis executed the minutes of the May 10, 2022 Hendricks County Redevelopment Commission meeting that were previously approved by the members.

**IN THE MATTER OF THE FINANCIAL SOLUTIONS GROUP  
CONTRACTS FOR THE PREPARATION OF THE TIF ANNUAL REPORTS**

Hendricks County Financial Consultant, Greg Guerrettaz presented the 2023 contracts for the following Hendricks County Annual Reports:

- Heartland Crossing EDA TIF
- Pittsboro EDA TIF
- 70/39 Commerce Park EDA TIF
- 70 West TIF EDA TIF
- 70 West EDA 2021 TIF
- Ronald Reagan North EDA TIF
- Westpoint EDA TIF

It was moved by Max Hank and seconded by Linda Watson Stansbury to approve the contracts as presented and authorize the President to execute the contracts. Motion carried 5-0

**RONALD REAGAN PARKWAY**

Commissioner Dennis Dawes reported that all of the Ronald Reagan Parkway right-of-way has been purchased or is in negotiations to be purchased, up to the Boone County line. Mr. Dawes reported that the design is 95% complete and that funding has been made available through the American Rescue Plan Act for sewers north of 56<sup>th</sup> Street.

### **EXIT 59 EDA TIFS**

Discussion was held on the different proposals and plans for the Exit 59 TIF Areas. It was noted that two stop lights have been approved and/or reconfigured to better the flow of traffic. Mr. Guerrettaz reported that a large roundabout is in discussions.

### **AMENDMENT TO 70/39 COMMERCE PARK EDA SEVENTY 39 LOGISTICS PARK**

Zach Wagner, Vice President of Strategic Capital Partners, was present to give a brief introduction to the proposed Strategic Capital Partners Project. Mr. Wagner presented an overall site master plan identifying planning infrastructure improvements to include public water, public sanitary sewer and stormwater detention for public infrastructure. Additionally they are proposing improvements to Keller Hill Road, S.R. 39 widening improvement, roundabouts, and reconstruct and realign Greencastle Road.

Hendricks County Bond Attorney Adam Steuerwald, with Barnes and Thornburg, presented a proposed timetable outline for an Amendment to the 70/39 Commerce Park Economic Development Area (Strategic Capital Partners Project). Mr. Steuerwald stated there are no firm dates on the timetable at this time.

### **TIF LEGISLATION**

Mr. Guerrettaz reported on new legislation as it stands now which may require more reporting requirements. Mr. Guerrettaz stated there are discussions behind the scenes.

### **IN THE MATTER OF THE HCRDC CALENDAR FOR 2023**

Discussion was held on setting up a calendar for a regular monthly meeting of the HCRDC. The commission members had no objection to setting up regular monthly meeting dates and should they not be needed, would be cancelled. It was moved by Linda Watson Stansbury and seconded by Max Hank to approve the 2023 HCRDC Calendar for the third Wednesday of each month at 3:00 p.m. at the Hendricks County Government Center. Motion carried 5-0.

Bond Attorney, Adam Steuerwald presented the most recent Handbook for Indiana Redevelopment Commission Members and their attorney prepared by Barnes & Thornburg, LLP.

There being no further business to come before the Hendricks County Redevelopment Commission, the meeting was adjourned by President I. E. Lewis at 3:50 P.M. on Wednesday February 15, 2023.

Hendricks County Redevelopment Commission



I.E. Lewis, President