

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
SEPTEMBER 15, 2021**

The called meeting of the Hendricks County Redevelopment Commission was called to order at 7:00 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, Linda Watson Stansbury, Jud Wolfe, Auditor Nancy Marsh, and Financial Administrator Tamela Mitchell.

MINUTES OF JULY 7, 2021

It was moved by Linda Watson Stansbury and seconded by Jud Wolfe to approve the minutes of the July 7, 2021 meeting of the Hendricks County Redevelopment Commission as amended. Motion carried 5-0.

PLAN SUPPLEMENT HENDRICKS COUNTY ECONOMIC DEVELOPMENT AREA 2 (PITTSBORO)

Dr. Scott Syverson, Superintendent of the Northwest Hendricks School Corporation thanked the Redevelopment Commission for allowing Northwest Hendricks to apply for a grant from remaining funds in the Pittsboro TIF District. Dr. Syverson stated they would put the money to good use with technology upgrades including projectors, Wi-Fi and cameras, and their new agriculture and small animal program. Dr. Syverson stated this year they are offering Ag 1 and Ag 2 and expects to use a portion to grow the program. Dr. Syverson assured the HCEDP that they will spend the money wisely and it will benefit the children.

Adam Steuerwald, Bond Attorney with Barnes & Thornburg, presented the Plan Supplement for Hendricks County Economic Development Area No. 2 (Pittsboro). President I. E. Lewis opened the public hearing. Hearing no testimony from the assembly, the public hearing was closed.

It was moved by Linda Watson Stansbury and seconded by Jud Wolfe to approve and execute Resolution 2021-52 *Resolution of the Hendricks County Redevelopment Commission Confirming the Amendments to the Declaratory Resolution for the Hendricks County Economic Development Area No. 2 and Matters Related Thereto (Pittsboro)*. Motion carried 5-0.

PLAN SUPPLEMENT HENDRICKS COUNTY ECONOMIC DEVELOPMENT AREA 4 (HEARTLAND CROSSING)

Adam Steuerwald, Bond Attorney with Barnes & Thornburg, presented the Plan Supplement for Hendricks County Economic Development Area No. 4 (Heartland Crossing). President I. E. Lewis opened the public hearing. Hearing no testimony from the assembly, the public hearing was closed.

It was moved by John Leitzman and seconded by I. E. Lewis to approve and execute Resolution 2021-53 *Resolution of the Hendricks County Redevelopment Commission Confirming the Amendments to the Declaratory Resolution for the Hendricks County Economic Development Area No. 4 and Matters Related Thereto (Heartland Crossing)*. Motion carried 5-0.

70 WEST COMMERCE PARK (SUNBEAM)

Greg Guerrettaz, Financial Consultant with Financial Solutions Group and Bruce Donaldson, Bond Attorney with Barnes and Thornburg, gave an informational report on the expansion of the 70 West Commerce Park TIF Allocation Area with two new buildings which assessed value TIF revenue can be used for the benefit of the health and welfare by getting better medical services to the Liberty Township area.

Hendricks County Commissioner Dennis Dawes stated he had talked with Dr. Nossett, Emergency Medical Specialist at Hendricks Regional Hospital and Director of the Hendricks County Emergency Medical Services. Commissioner Dawes reported Dr. Nossett stated he and Hendricks Regional Health are excited to expand services to the west side of the county. Commissioner Dawes stated the newly expanded allocation area could potentially include a fire station, emergency medical services and a hospital.

Mr. Guerrettaz stated Sunbeam had given \$350,000 for the fire department when they issued their bonds on the current buildings needed for coverage of the bonds and a 10 acre parcel.

Bruce Donaldson stated that the process of expanding the TIF will be for the Hendricks County Redevelopment Commission to start the process with an ordinance. It was the consensus for the HCRDC to meet October 6, 2021 at 6:00 p.m. for this purpose. Step two is to go before the Hendricks County Plan Commission; step three is to go before the Hendricks County Board of Commissioners; and step 4 is to go back to the HCRDS for the final confirming resolution.

Mr. Guerrettaz stated the plan is to capture 100 % of the assessed value of the two buildings and it would be a County TIF. Mr. Guerrettaz stated there are, more than likely, abatements on these two parcels so it will take a while for the assessed value to bring in significant dollars.

UPDATE ON WESTPOINT BUSINESS PARK AND POTENTIAL TIF PLAN

Financial Consultant Greg Guerrettaz stated he hoped to report on *late breaking news* on the Westpoint Business Park. Commissioner Dennis Dawson stated he and the Hendricks County team had been meeting with Vaughn Wamsley, his financial advisor and attorney. At this point he believes the direction is for Westpoint to restructure the TIF allowing him to expand and finish the development. Mr. Dawes stated they are currently working on the third building and then the fourth building where they will need to tie into Morgan County.

UPDATE ON GDI DEVELOPMENT

Mr. Dawes reported that the GDI development is proposed south of 70 and west of 39 on Keller Hill Road is progressing and stated they would be a good fit for the area.

MISCELLANEOUS DISCUSSION

President I. E. Lewis asked about the working relationship with Sunbeam. Commissioner Dawes stated the Sunbeam team out of Indianapolis are very solid, reasonable people to work with. Commissioner Dawes stated he believes Sunbeam would entertain growing clear to Hazelwood. Commissioner Dawes stated the Hendricks County Regional Sewer District is looking at long term plans for the area as they don't believe Monrovia can handle the water and sewer with the potential growth, especially if the growth is other than warehouse.

John Leitzman asked about the potential of construction of an exit ramp at I-70 and Road 0. Commissioner Dawes stated he had been in meetings where that was touched upon but believed it will be a long time coming.


President I. E. Lewis thanked Commissioner Dennis Dawes for taking the time to attend the meeting and working on behalf of Liberty Township.

NEXT MEETING

The next meeting of the Hendricks County Redevelopment Commission will be Wednesday, October 6, 2021 at 6:00 p.m.

There being no further business or questions to come before the Hendricks County Redevelopment Commission, President I. E. Lewis adjourned the meeting at 7:42 p.m. on Wednesday, September 15, 2021.

HENDRICKS COUNTY REDEVELOPMENT COMMISSION



I.E. Lewis, President