

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION  
SEPTEMBER 19, 2018**

The meeting of the Hendricks County Redevelopment Commission was called to order at 6:30 p.m. on Wednesday September 19, 2019 by President I. E. Lewis with the following members in attendance: I. E. Lewis, John Leitzman, Max Hank, Jud Wolfe and Linda Watson Stansbury. Nancy Marsh, Auditor, Tamela Mitchell, Financial Administrator, Jeff Pipkin, Hendricks County Economic Development Partnership Executive Director were in attendance.

**IN THE MATTER OF THE MAY 2, 2018 MINUTES**

It was moved by Linda Watson Stansbury and seconded by John Leitzman to approve the minutes of the May 2, 2018 Hendricks County Redevelopment Commission meeting. Motion carried 5-0.

**IN THE MATTER OF THE AGENDA**

By consent, the Economic Revitalization Project Spillman was added to the agenda for discussion.

**IN THE MATTER OF WISHES TO BE HEARD**

President I. E. Lewis asked for wishes to be heard from the audience. Hearing none, President Lewis moved to the next item of business.

**IN THE MATTER OF PROJECT PARROT**

Jeff Pipkin, Executive Director of the Hendricks County Economic Development Partnership presented Project Parrot. Mr. Pipkin stated the company name is Gildan Activewear (Eden), Inc based out of Eden, North Carolina. They will be leasing 60% of the Sunbeam 2 building at 1716 Innovation Boulevard, Clayton, Indiana in the 70 West Business Park.

Mr. Pipkin stated their real property investment to the building is estimated to be \$2,500,000 and the Personal Property investment in equipment and machinery is estimated to be \$10,000,000. Mr. Pipkin stated they plan to add 150 positions with an average wage of \$13.00 per hour.

The County has preliminary agreed to an offer of a 10-year tax abatement for the building improvements and a 7-year tax abatement for the personal property investment. These two incentives save the company \$171,336 for real property and \$223,541 for personal property.

The company will also realize a tax savings from the original tax abatement on the facility. Mr. Pipkin stated the building is in year 2 of its abatement period, and the company estimates to receive \$527,467 over the next eight years.

Linda Watson Stansbury asked Mr. Pipkin is granting these abatements was the only way we can get them here. Mr. Pipkin stated in today's business climate, this is the norm. Mr. Pipkin stated their company had originally stated their investment in equipment would be \$42,000,000 and they have pulled it back to \$10,000,000. Mr. Pipkin stated the county's offer was adjusted because of the reduced investment. Max Hank asked about the stability of the company and is it a new additional facility. Mr. Pipkin stated that Central Indiana is a great place for logistics and this is a new additional facility for Gildan Activewear.

It was moved by Jud Wolfe and seconded by Linda Watson Stansbury to accept the recommendation of the Hendricks County Economic Development Partnership and send a positive recommendation to the Hendricks County Council of their positive recommendation. Motion carried 5-0.


### **IN THE MATTER OF PROJECT SPILLMAN**

Jeff Pipkin, Executive Director of the Hendricks County Economic Development Partnership presented Project Spillman. Mr. Pipkin stated the company name is Mercer Machine Company, currently based off Holt Road in Indianapolis. Mr. Pipkin stated Mercer Machine Company will be constructing an 18,000 square foot facility on Lot 88 on Leases Court, Camby, Indiana in the Heartland Crossing Business Park. Mr. Pipkin stated the real property investment is estimated to be \$1,000,000 and the personal property investment is estimated to be \$3,000,000. Mercer Machine Company plan to retain the 20 employees they have today and add 4 new positions with the average wages of \$22.50 to \$25.96 per hour.

Mr. Pipkin stated the County's preliminary agreed offer is a 10-year tax abatement for the building improvements and a 7-year tax abatement for the personal property investment. These two incentives save the company \$83,972 on Real property and \$82,171 on personal property. Mr. Pipkin stated they were additionally offered a \$115,000 TIF grant to be used towards the company's new equipment investments which helps offset relocation costs the company will be facing by moving to the new facility.

It was moved by John Leitzman and seconded by Max Hank to accept the recommendation of the Hendricks County Economic Development Partnership and to send a positive recommendation for approval to the Hendricks County Council. Motion carried 5-0.

There being no further business, the meeting was adjourned at 7:15 by President I. E. Lewis.

  
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I.E. Lewis, President