

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
ANNUAL INFORMATIVE PRESENTATION PER IC 36-7-25-8
NOVEMBER 14, 2018**

The Annual informative presentation required by IC 36-7-25-8 of the Hendricks County Redevelopment Commission was called to order at 7:05 p.m. on Wednesday November 14, 2018 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, Greg Guerrettaz, Financial Consultant, were in attendance. Those attending from the units of government were Chuck Ellis and Beth Harvey, Guilford Township, Larry Hesson, Hendricks County Council and Matt Whetstone, Hendricks County Commissioner.

Commission President, I. E. Lewis stated that this meeting is a result of a new law requiring transparency and must be held by each Redevelopment Commission by the end of the year. Mr. Lewis stated that it is important to the public to be informed. In the future the informative presentation will be held at a regular meeting rather than a special meeting.

Mr. Guerrettaz reviewed the commission's budgets with respect to allocated property tax proceeds, the long-term plans for the allocation area and the impact on each of the following allocation areas:

- 70/39 Commerce Park – Very little growth so far; 2039 estimated end date
- 70 West – Four large buildings have been completed, 2035 estimated end date
- Heartland Crossing – Excellent commercial growth, 2022 estimated end date
- Pittsboro – TIF captures real and personal property; 2022 estimated end date
- Westpoint Lauth – No development yet, 2038 estimated end date
- Ronald Reagan, New district created in 2017, no development yet

Redevelopment Commission President inquired about the Commission's desire to not use eminent domain in the Ronald Reagan TIF. Commissioner Whetstone stated that eminent domain can work in favor of the land owner and that is the only method available to negotiate with the land owner when the initial bid process is rejected. Mr. Lewis asked that the Auditor review the minutes for the language regarding eminent domain and the Ronald Reagan Parkway.

Commissioner Whetstone thanked the Redevelopment Commission for their service and stated that Hendricks County seems to be on the right track and have several items on the horizon. Mr. Whetstone stated that the rapid growth is the worst and best at the same time. Mr. Whetstone stated the wages at the warehouse facilities are not enough to sustain a family and he and Commissioner Palmer and Commissioner Gentry have worked to find innovative ways to increase wages as well as directing as much property tax revenue to the units of government. Mr. Whetstone stated that he and Council President are negotiating with a group to bring a facility with 500 jobs that is anticipated to not be in a TIF district. Mr. Whetstone stated we are heading down a good path.

Redevelopment Commission I. E. Lewis asked for further comment from the assembly. The traffic at the 70/39 intersection is a known problem and Mr. Whetstone stated the State has announced a new double diamond bridge and intersection to begin soon. Concern was expressed about keeping the area open and available for farm equipment, noting that there is a large implement auction nearby.

Mr. Lewis stated that even though most invitees did not attend, he is satisfied that they trust what the County Redevelopment Commission is doing and that the Commission is performing their duties to the best of their ability.

There being no further business to come before the meeting, the meeting was adjourned by President I. E. Lewis.

A handwritten signature in cursive script, appearing to read "Isaac E. Lewis". The signature is written in dark ink and is positioned above a horizontal line.

I.E. Lewis, President