

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION
OCTOBER 6, 2021**

The called meeting of the Hendricks County Redevelopment Commission was called to order at 6:10 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.

Present in the audience were County Commissioner Dennis Dawes and Financial Consultant Greg Guerrettaz. Greg Guerrettaz will present the proposed expansion of 70 West Commerce Park TIF Allocation Area in place of Bruce Donaldson.

President I.E. Lewis asked if there were amendments to the agenda. Jud Wolfe stated he would like to have a motion to clarify the Commission's wishes regarding the Plainfield School Corporation and Northwest Hendricks School Corporation TIF Grants.

Financial Consultant Greg Guerrettaz stated he would like to add discussion of the 4th Quadrant of the 70/39 Exit to the agenda.

Bond Attorney Bruce Donaldson will be late. Therefore, the proposed expansion of 70 West Commerce Park TIF Allocation Area will be heard after the Annual Informative Presentation.

MINUTES OF SEPTEMBER 15, 2021

It was moved by Max Hank and seconded by John Leitzman to approve the minutes of the September 15, 2021 meeting of the Hendricks County Redevelopment Commission as amended. Motion carried 5-0.

**TIF GRANTS PLAINFIELD SCHOOL CORPORATION
AND NORTHWEST HENDRICKS SCHOOL CORPORATION**

It was moved by Jud Wolfe and seconded by Max Hank that the Hendricks County Redevelopment Commission requests the Plainfield School Corporation and the Northwest Hendricks School Corporation provide a written summary of purchases, funded by the TIF grant dollars, once it has been expended in the manner that was originally presented to the Hendricks County Economic Development Commission at the time of approval. Motion carried 5-0.

**HENDRICKS COUNTY REDEVELOPMENT COMMISSION ANNUAL
INFORMATIVE PRESENTATION PER IC 36-7-25-8**

Mr. Greg Guerrettaz gave an overview of the County's TIF districts, future capital outlays, five-year plans for the Allocation Areas, current debt and the personal property, circuit breaker. Five year cash flows and income tax impact on each of the taxing units. Mr. Guerrettaz reviewed the long- term plans for the allocation areas and the impact on each of the following allocation areas:

- **70/39 Commerce Park**- Two buildings near completion and a third underway with a 2045 estimated end date.

- **70 West Commerce Park**- Five large buildings have been completed with an estimated end date of 2035. Hendricks County will create a new TIF Area around buildings 6 and 7.
- **Heartland Crossing**- Excellent commercial growth, with estimated end date of 2022. All bonds were retired in 2021. All captured Assessed value passed through for 2022.
- **Pittsboro** - One parcel. TIF captures real and personal property; 2022 estimated end date. All bonds were retired in 2021 and all captured assessed values were passed through for 2022.
- **Ronald Reagan**, New district created in 2017, no development at this time.; no bonds.
- **Westpoint** – Two buildings have been completed and assessed. Construction of building 3 started in 2021; 2038 estimated end date.

UPDATE ON THE 4TH QUADRANT

Financial Consultant stated there are plans to build in the fourth quadrant across from the Apple Building. Discussion was held on the abandonment and/or relocation of Greencastle Road. Commission Member John Leitzman stated he believed the 1000 South improvement should be done before any other road project for public safety issues.

General discussion was held on working proposals in the area to improve fire and EMS protection, sewer issues, and other quality of life issues. Mr. Dawes stated that, in general, the developers were asked to contribute \$350,000 to the Fire/EMS for public safety.

UPDATE ON GDI DEVELOPMENT

The future growth of GDI was discussed. Auditor Nancy Marsh asked if GDI is the 70/39 Commerce Park Economic Development Area or Gateway. Ms. Marsh and Commission Member John Leitzman expressed frustration with the name changing and the confusion that follows the names.

PROPOSED EXPANSION OF 70 WEST COMMERCE PARK TIF ALLOCATION AREA

Greg Guerrettaz, on behalf of Bruce Donaldson, presented the proposed expansion of 70 West Commerce Park TIF Allocation Area. Mr. Guerrettaz stated that time is of the essence to meet the meeting dates of the Plan Commission, Board of Commissioners and back to the Hendricks County Redevelopment Commission for the final Confirmatory Resolution. It was moved by John Leitzman and seconded by Linda Watson Stansbury to approve Resolution 2021-55 a *Resolution of the Hendricks County Redevelopment Commission Amending the Declaratory Resolution and the Development Plan for the 70 West Commerce Park Economic Development Area*. Motion carried 5-0.

LEGISLATIVE UPDATES

Financial Consultant Greg Guerrettaz reported on the following 4 issues that have been presented to Representative Cherry and Representative Thompson on behalf of Hendricks and Hancock County.

1. Up to 15% of TIF that can now be used for vocational education changed to be used for operational purposes with county fiscal body approval with operational purposes to be broadly defined.
2. Up to 15% of TIF to be allowed for Fire and EMS purposes with the county fiscal body approval. E911 would be specifically excluded.
3. Liberty Township new fire rate that will be similar to a school referendum and outside the levy.
4. Phase in a new fire levy over 5 years on Liberty Township or any other fire territories formed.

While it is impossible to know how these legislative items will work out, Mr. Guerrettaz legislators Thompson and Cherry were very interested and instructed Legislative Services to work on the language and placement in Indiana Code.

NEXT MEETING

The next meeting of the Hendricks County Redevelopment Commission will be Wednesday, November 3, 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 7:13 p.m. on Wednesday, October 6, 2021.

HENDRICKS COUNTY REDEVELOPMENT COMMISSION



I.E. Lewis, President