

Bartholomew County Redevelopment Commission

February 22, 2021

1:30 p.m.

Members:

Name:	Title:	Appointed by:	Voting/Non-voting:	Present:
Jorge R. Morales	President	County Council	Voting	Via Zoom
Mark E. Gorbett		County Council	Voting	Via Zoom
DeWayne Hines		Commissioners	Voting	Via Zoom
Dan Arnholt	Vice-President	Commissioners	Voting	Via Zoom
Carl Lienhoop		Commissioners	Voting	Present
Nicole Wheeldon	Liaison	BCSC	Non-voting	Not Present
Pia O'Connor	Treasurer	Auditor's Office	Non-voting	Via Zoom
Jason Hester	Liaison	Greater Columbus EDC	Non-voting	Via Zoom
Grant Tucker	Attorney	Commissioners	Non-voting	Present

Tax Administrator Chris West of the Auditor's Off	IT Director Scott Mayes
John Clark, White River Broadcasting	

John Clark of White River Broadcasting, IT Director Scott Mayes and Chris West, Tax Administrator for the Auditor's Office were in attendance via Zoom.

President Morales opened the meeting.

DeWayne Hines gave the invocation and led the Pledge of Allegiance.

The first item on the agenda was the swearing in of Mark E. Gorbett as the newest member. Auditor O'Connor swore in Mr. Gorbett.

The next item on the agenda was the approval of the January 4, 2021 meeting minutes. **Dan Arnholt made a motion to approve the minutes as presented. DeWayne Hines seconded the motion which passed 4-0.**

Under Old Business, President Morales discussed the estimates of collections for the 2021 Greater Northern Gateway TIF. Tax Administrator Chris West of the Auditor's Office, had estimated that the BCRC should receive about \$24,500 for 2021.

Under New Business, Jason Hester gave an update as to Projects in the Area. Auditor O'Connor reminded everyone that this is a public meeting and any confidential information needs to be kept confidential. Mr. Hester stated that R+L had acquired about 70+ acres. They have not started any projects. They do expect an Abatement request if and when they start a project, but no TIF requests. An abatement would delay the capture due to the abatement.

Project A has signed a Non-Disclosure Agreement with a company that we are a US Finalist in site selection. Discussions are ongoing and he would expect a TIF request if the site wins.

Project B is looking for 20-40 acres. It must have rail access. It is an ongoing, just not as fast as Project A.

Mr. Hester discussed upcoming key dates as follows:

1. **January First Day of Business:** Organizational meeting
2. **April 1:** Auditor's Annual Report to Fiscal Body on Financial Status of Commission
3. **April 15:** Report on the activities of the RDC and the Allocation Area for previous year (TIF Management Report) Must be filed with (1) Executive Body of the Unit, (2) Fiscal Body of the Unit, and (3) DLGF
4. **June 15:** Redevelopment Commission determination of "Excess Incremental AV Pass-Through" for the upcoming year
5. **Before August 1:** Neutralization of Base AV for Upcoming Year (Auditor)
6. **Annually:** Meeting of the Redevelopment Commission for presentation of information to overlapping taxing units.

Auditor O'Connor stated that we will not have anything to report as of April 1, 2021 as we will not have collected any funding at that time.

Mr. Hester stated that if a Project asked for TIF funding, as there currently is no funding available, the Commission could bond. To do so would require the following steps:

1. Council and Commissioners create a County Economic Development Commission
 - a. 3-member commission to be created by Ordinance of the County Council
 - b. Commissioners appoint all 3 members, with nominations as follows:
 - i. County Council
 - ii. City Council
 - iii. Commissioners
2. Economic Development Commission holds Public Hearing (10-day notice), Adopts Resolution & Project Report
3. County Commissioners' Resolution approving bonds
4. County Council adopts Bond Ordinance (2 meetings unless unanimous consent)
5. Redevelopment Commission adopts TIF Pledge Resolution

Mark E Gorbett asked if the members could have dual roles or would it require another member. Mr. Hester will get that answer. Auditor O'Connor stated that she believes the nomination does not have to be a Council Member. Jorge R. Morales stated that they had just nominated Roger Hackman to the City Economic Redevelopment Commission.

Jorge R Morales stated that this is starting the 4th year of this Commission. There have been several companies that have expressed interest here in the more recent past. He hopes that we may be meeting more often than the previous once a year meeting.

Dan Arnholt stated that he is the only non-County employee on the Commission. He recommends that they appoint citizens to serve on the County Economic Development Commission. They need to get taxpayers involved.

Commissioner Lienhoop clarified that the Commission currently has \$0 but after the spring tax collection we could have over \$12,000. Auditor O'Connor stated that is correct.

President Morales stated that all voting members should receive their bill for their bond and that bill needs to go to Auditor O'Connor. Auditor O'Connor stated that they need to go to the Commissioner's Office for payment.

Auditor O'Connor had sent a list of road funding projects created by Engineer Danny Hollander that would help in the area within the TIF. Commissioner Lienhoop stated that he had not heard anymore regarding INDOT and any changes to US 31 in the area. They have received information regarding a round-a-bout at SR 9, SR 46, and 25th Street .

There being no further business before the Commission, **Mark E. Gorbett made a motion to adjourn. DeWayne Hines seconded the motion which passed unanimously.**