

Bartholomew County Redevelopment Commission

January 2, 2020

1:30 p.m.

Members:

Name:	Title:	Appointed by:	Voting/Non-voting:	Present:
Jorge Morales	President	County Council	Voting	Present
Laura DeDomenic	Secretary	County Council	Voting	Present
DeWayne Hines		Commissioners	Voting	Present
Dan Arnholt	Vice-President	Commissioners	Voting	Present
Carl Lienhoop		Commissioners	Voting	Not - Present
Jeff Caldwell	Liaison	BCSC	Non-voting	Present
Pia O'Connor	Treasurer	Auditor's Office	Non-voting	Present
Jason Hester	Liaison	Greater Columbus EDC	Non-voting	Present
Grant Tucker	Attorney	Commissioners	Non-voting	Not Present

Auditor Pia O'Connor opened the meeting.

Chris West, Tax Administrator in the Auditor's Office, gave the invocation and led the Pledge of Allegiance.

The first item on the agenda was the Swearing in of the Voting Members by Auditor O'Connor.

The next item on the agenda was the election of Officers.

MOTION - Laura DeDomenic nominated Jorge Morales as President. DeWayne Hines seconded the nomination. Dan Arnholt moved to close the nominations. The vote was called for and passed 4-0.

Jorge Morales took over the meeting as President.

MOTION - President Morales nominated Dan Arnholt as the Vice President. DeWayne Hines seconded the motion. Jorge Morales moved to close the nominations. The vote was called for and passed 4-0.

MOTION - Jorge Morales nominated Laura DeDomenic as Secretary. DeWayne Hines seconded the motion. Jorge Morales moved to close the nominations. The vote was called for and passed 4-0.

The next item on the agenda was the approval of the September 16, 2019 meeting minutes.

MOTION - Laura DeDomenic made a motion to approve the minutes as presented. Dan Arnholt seconded the motion which passed 4-0.

Under Old Business, President Morales had asked Jason Hester of Greater Columbus Economic Development Commission to give an update on the TIF areas. Mr. Hester along with Carly Hauk, Project Manager, were present. Mr. Hester presented a handout (*on file in the Auditor's Office*) regarding a recap of his duties as well as an update of the BCRC area and the new growth taking place within it. Old Dominion is building a \$3,000,000 cross dock facility. Peer Foods announced a \$16,000,000 investment in a new facility, but only \$13,600,000 is real property and will be collected to the TIF. Hubler Honda is also building a new facility just south of Interstate 65. He explained that Personal Property is not collected by the TIF. Auditor O'Connor explained that the first funds would not show up until 2021 pay 2022. The Meadow Lawn Farms/Al-Anna area has an issue regarding water and sewer treatment. The Town of Edinburgh has a capacity of 750,000 gallons per day of both. If a company needs 1,000,000 or more gallons of water/sewage, then there will have to be something done to accommodate them. They may need to use available TIF funds or a bond to help them increase their capacities. They can bond against future monies but they would need to call in a bond attorney to get all the specifics. Meadow Lawn Farms and Al-Anna are family trusts, not developers. They are both on the market but not being marketed by a developer. Jeff Caldwell asked if Edinburgh could only provide one of the water/sewer requirements, would they allow another entity to provide the other service. Mr. Hester stated that the service territories are very well defined. If the Town of Edinburgh were to say that they could not provide the service, Edinburgh could allow another entity to provide that service. It is more likely that the Town of Edinburgh would do the upgrades to provide the requirements as it is their infrastructure that is already in place. The City of Columbus has around 9,000,000 gallons of extra water capacity and about 11,000,000 gallons of extra sewage capacity. President Morales asked if they could get the boundaries of the TIF area by roads/streets versus the maps. The GIS was sent a file of the expanded TIF area. Mr. Hester stated that the State or the businesses may start thinking that another stop light is needed around 800 N and US 31. Chris West, Tax Administrator in the Auditor's Office stated he had already been questioned as to when the funding would be available to put in a new stop light. INDOT can do it, but it could take up to 6 years if INDOT has to pay all the costs. Mr. Hester stated that once the new properties are assessed, there could be a TIF bond issued against that anticipated revenue. The question would be whether the market will purchase that bond. If it is just one project (business), the market may not feel comfortable. Some companies have purchased their own bonds. Jeff Caldwell asked what is the definition of "property development". He asked if there were any studies that had been done across the state detailing this. Mr. Hester stated that it is really a broad net as to what is defined as "property development". They will just have to look at each project as they come in and see what that particular project needs. It could be anything from roads to water to electricity to nothing that is needed. Jeff Caldwell asked what was the amount of the Greater Columbus Economic Development 2020 budget. Mr. Hester stated that it is about \$430,000. They receive \$125,000 from the City, \$15,000 from the County and the rest is member supported.

Under New Business, President Morales stated that they have normally had the required January meeting and then only had meetings if they were needed. He believes that for 2020 we should continue this procedure. The Board consensus was to continue this for 2020.

There being no further business, **Laura DeDomenic made a motion to adjourn. Dan Arnholt seconded the motion which passed unanimously.**