

Bartholomew County Redevelopment Commission

January 3, 2022

1:30 p.m.

Members:

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

Auditor Pia O'Connor opened the meeting.

County Commissioner Carl Lienhoop gave the invocation and led the Pledge of Allegiance.

The first item on the agenda was the Election of Officers. **Mark Gorbett made a motion nominating Jorge Morales as President. DeWayne Hines seconded the nomination which passed unanimously.**

Jorge Morales took charge of the meeting as President.

The next item was the Election of the Vice-President. **DeWayne Hines made a motion nominating Dan Arnholt as Vice-President. Carl Lienhoop seconded the motion which passed unanimously.**

The next item was the approval of the February 22, 2021 meeting minutes. **Dan Arnholt made a motion to approve the minutes as presented. Mark Gorbett seconded the motion which passed unanimously.**

President Morales noted the e-mail that Jason Hester had sent out this morning regarding deadlines for reporting by the Commission.

Mr. Hester introduced the EDC's new Project Manager Kristen Goecker.

It was the consensus of the Commission members to meet only as needed.

Mr. Hester stated that there had been approximately \$50,000,000 in new investment in the area during 2021. These investments included the following:

1. *Georg Utz – physical expansion and addition of equipment*
2. *R & L Carriers – new cross dock facility*
3. *Force Construction – a spec building*

Mr. Hester stated that none of these projects requested TIF Funding. When these projects are completed, there may be need for infrastructure upgrades but that has not been seen as of yet. He is aware that INDOT is working on a project for a stop light at US 31 & 800 N.

Mr. Lienhoop stated that Commissioner Kleinhenz is set to attend a meeting this Thursday, January 6 at 3:00 p.m. at a conference room at the Hilton Garden Inn to discuss the traffic issue with local merchants. He stated that INDOT is planning for a light there, but their projected date is for 2024. He asked Mr. Hester if the R & L Facility had a firm completion date? Mr. Hester stated that he would expect it sometime this year. President Morales asked if the Commission could pay for the light? Would that speed up the project. Auditor O'Connor stated that it is a State Road and that would be a question for the State. President Morales was wondering if the funding was provided, would they move the project up? Mr. Lienhoop stated that he would talk with Commissioner Kleinhenz prior to the meeting. He is not certain that even a full amount check would speed up the process. He will talk with the other Commissioners and see if they can have a conversation with INDOT as to if there is any way to speed up this particular project. He stated that they could possibly use some of the CEDIT funds. Mr. Gorbett stated that it should be a group effort, including the concerned merchants. Mr. Hester stated that the stop lights at the Walesboro exit was a group effort as local businesses contributed to offset the cost. He stated that he considers 2 years for an INDOT project to be a short time. President Morales wants the Commission to explore if there is any way to assist with speeding up this project.

Mr. Hines asked Mr. Hester what role this Commission plays as far as planning and items like that. Mr. Hester stated the Redevelopment Commission is responsible for the economic portion of planning such as collecting money for infrastructure projects. As far as the planning of roads or traffic patterns, they do not have a role in those decisions. Mr. Hines was hoping the Commission would be more proactive rather than reactive. Mr. Hester stated that if there is a need, then they can address that need. The access and such items was completed with the Joint Plan Commission for these projects. He also suggested that due to the Commission having reporting requirements of April 1 and April 15, it might benefit them to plan a meeting in February or March to review the reports before they are submitted. It was determined by the Commission to meet again on Monday, March 7th at 1:30 p.m.

Mr. Hines asked when they would start seeing a larger income. Auditor O'Connor stated it is at least 2 years out and even then, with the abatements, it will add to the delay in seeing larger funding. She stated that if needed, they would be bonding against anticipated revenues. She suggested that, if funding would speed up the stop light project, they ask the County Council for the funding.

Mr. Gorbett asked if Mr. Hester could provide estimates of the funding the Commission and Council would see with the current projects when they are completed. Mr. Hester stated he would provide what he could for their March 7th meeting. He explained that the structures have not been built

so they have not been assessed. Also, regarding personal property, it depends on which depreciation pool the equipment falls into as to what the final numbers are.

President Morales recapped the agenda for the March 7th meeting as follows:

- *Review of April 1st & April 15th required reports*
- *Income workups from Mr. Hester*
- *Follow up on stop light at US 31 & 800 N*

Mr. Hester clarified that the Auditor is the Treasurer of the Commission, but they also need to elect a Secretary position. **Mr. Lienhoop made a motion nominating DeWayne Hines as Secretary. Mr. Arnholt seconded the motion which passed unanimously.**

Mr. Arnholt had 2 questions. The first dealt with a bill he had received for his bond. The bond is paid for by the County. Last year, in June, he received a statement that he was delinquent on his bond payment. Is there a way to have the bill come to him in-care of the County so that the bills are not missed? There was discussion regarding this and they will follow up in the Auditor's Office. His second question was to Mr. Hester regarding an explanation as to the role of the EDC that was created last year? Mr. Hester stated that the EDC is a Statutory Commission required if the RDC does any bonding. If the RDC decides they need to bond, then; the EDC would hold the public meeting and adopt a Resolution and Project Report; these would go to the Commissioners who would adopt a Resolution; then the Council would adopt a Bond Ordinance and then the RDC would adopt a TIF Pledge Resolution. The EDC is a 3-member Commission currently made up of Greg Duke (Council representative), Kevina Schumaker (Commissioners representative) and Michael Kinder (City of Columbus representative).

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