

Bartholomew County Redevelopment Commission

January 27, 2015

1:30 p.m.

Members:

Name:	Title:	Appointed by:	Voting/Non-voting:	Present:
Jorge Morales	President	County Council	Voting	Present
Jim Reed		County Council	Voting	Present
Greg Pence	Secretary	Commissioners	Voting	Present
Dan Arnholt	Vice-President	Commissioners	Voting	Present
Carl Lienhoop		Commissioners	Voting	Not - Present
Bob Abrams		BCSC	Non-voting	Not - Present
Barbara Hackman	Treasurer	Auditor's Office	Non-voting	Not - Present
Jason Hester	Liaison	Econ Develop Bd - Director	Non-voting	Present
Allie Parkhurst	Liaison	Econ Develop Board	Non-voting	Present
Grant Tucker	Attorney	Commissioners	Non-voting	Not - Present

President Jorge Morales called the meeting to order. Bob Abrams wife had surgery yesterday so he will not be here today. Jim Reed gave invocation and led the Pledge of Allegiance.

The first item on the agenda was the approval of the meeting minutes of December 12, 2014.

MOTION – Greg Pence made a motion to approve the minutes as presented. Dan Arnholt seconded the motion which passed unanimously.

(Auditor Hackman joined the meeting)

The next item on the agenda was the approval of the meeting minutes of January 2, 2015.

MOTION – Jim Reed made a motion to approve the minutes as presented. Greg Pence seconded the motion which passed unanimously.

The next item on the agenda was the Ratification of Expenditures as presented by Auditor Hackman. Auditor Hackman stated that there was an invoice for Barnes & Thornburg for items in November for \$1,712. This is for Ratification as this bill was paid in December. There had been money appropriated in 2014, but there is no money appropriated for 2015.

MOTION – Jim Reed made a motion to approve the Ratification of expenditures in the amount of \$1,712 to Barnes & Thornburg. Greg Pence seconded the motion which passed unanimously.

President Morales noted that it was brought to his attention that between Barnes & Thornburg and Umbaugh had reached the maximum amount of their contract of \$12,500 (*that is \$12,500 each*). This was just received this afternoon. Jason Hester stated they had originally thought they would only attend 1 or 2 meetings, but they have been to every meeting that has been held so that has put us at the amount. President Morales would like to run everything through Auditor Hackman and/or the

Commissioner's Attorney J Grant Tucker. Dan Arnholt agrees that if we have reached the contract maximum, then we have to make some adjustments to slow down the expenditures. Auditor Hackman stated that we should check with Attorney Tucker, but she believes it was his intent to pick up the legal needs of the Commission. She is uncertain as to whether he is expecting any reimbursement for that service. Jim Reed agrees that we should cut back on their (*Barnes & Thornburg and Umbaugh's*) services. Auditor Hackman will speak with Attorney Tucker next week when he returns from vacation.

The next item on the agenda was a report on the meetings and approvals that have occurred as presented by Jason Hester. Mr. Hester stated that there had been a Joint Meeting of the County Plan Commission as well as the Joint District Plan Committee on January 14, 2015 and the Resolution was approved by both bodies. On January 20, 2015, the Commissioners held a meeting and approved the Resolution. There were a few clerical adjustments concerning the land lying North of 800 N and East of the railroad lines. Each Commission and the Commissioners approved the plans as Amended. There are 29 acres South of 800 N that are in the allocation area. These were minor "descriptive" changes. Mr. Hester showed the changes to the Board members. The description changes were in Paragraph 8 Section 1 in which "between US 31 and I-65" was changed to "between US 31 and the railroad". Also, at the bottom of that paragraph there was a change from "970 acres zoned industrial" to "552 acres zoned industrial".

President Morales stated that we are now at the point of getting a Tax Impact Statement prepared by Umbaugh. Mr. Hester stated that he had had a conversation with them and the draft for that statement was ready as of this morning. President Morales stated that Auditor Hackman had pointed out that a report needed to be prepared for the DLGF prior to March 5, 2014 as per Indiana Code 36-7-14-13. Mr. Hester stated that Barnes & Thornburg has a template that we can utilize. Greg Pence stated that he would ask that they not charge us for that form. Auditor Hackman will look into it and see if she can get the form prior to Umbaugh providing it for a cost. Greg Pence will help out if there are any issues. Jim Reed asked if the Impact Statement will be finished and provided within the money that was allotted. Mr. Hester stated that they have the draft done and they stated that they know they are close to their money limit but they will deliver what they pledged to do. Greg Pence would like to see it more than 10 days prior to the next meeting. Mr. Hester suggested that the website be utilized.

The next item on the agenda was the next steps as presented by President Morales. He stated that he, Greg Pence and Jason Hester had met after the Commissioner's Meeting to line out some steps. They hope to have something in the paper, whether it is a letter to the editor or another format. He also believes there needs to be some ground rules as to the how the public hearing portion of the meeting will go. Greg Pence stated that he believes that in the meetings he has attended the questions and concerns went beyond the scope of the issue at hand. He believes the focus should be on what is being done; the establishing of an Economic Development Area (EDA) and a Tax Increment Finance Area (TIF). President Morales stated that the bonding will come later when a company actually makes a request and the Commission then seeks bonding. Dan Arnholt has attended some meetings of this type. He believes there needs to be a time limit with a time keeper. He even believes they should give them a "warning" of the "x" number of minutes remaining so that the person speaking can wrap up their

thoughts. He believes they should also sign in sheet with their name and address. Auditor Hackman stated that they had done that before and utilized the attorney to explain the rules to the public as well as keeping track of the times. Greg Pence noted that at some of the meetings the boards were being asked questions beyond the scope of the task at hand. President Morales asked if they should send the Draft Letter to the Republic as well as the Public Notice. President Morales asked for input from the media members that were present at the meeting.

President Morales summarized that they would ask Attorney Tucker to come to the February 17, 2015 Public Meeting prepared with a sign in sheet. They will ask him to explain to the public the rules of being heard with a 5 minute time limitation. The purpose of the meeting will be whether or not to establish an EDA and a TIF area. Dan Arnholt asked how we picked February 17, 2015. Mr. Hester stated it had just been penciled in, but it could even be held the same day as the regularly scheduled meeting. A week between would allow for any issues or questions that might arise. The Adoption of the Confirmatory Resolution would then be done at the regularly scheduled meeting. It was also suggested that instead of 1:30 it be held in the evening. Jim Reed agreed that it is good to have a "2 minute warning" to allow the person to wrap up their thoughts. Greg Pence asked if there were substantive changes to be made, would it have to go through the process again. Mr. Hester is not an attorney but he believes a substantive change would require starting the process over. Greg Pence asked that Mr. Hester send the Draft Letter to the members for their review. Mr. Hester stated that it is written as a letter to the editor in an effort to solicit more input from the public. It is not a requirement. Dan Arnholt believes they need to work with the media. Jim Reed agrees that this is a good process to allow the public to know what is going on. President Morales hopes this is an educational process for the public as well as the Commission.

President Morales asked for any more input from the members. There being none, he asked for any more input from the media. There being none, he asked if there was any more input from the public. Tom Heller stated that he feels it is hard to not allow the public to discuss divide considering the fact that the TIF will bond. President Morales understands that. Greg Pence noted that at the last meeting, the discussion turned to who was responsible for the bond and other items that were irrelevant to the discussion at hand. President Morales asked for anything else that may have been overlooked. Auditor Hackman does want to make certain that when she does the public notice that she has all the verbiage that needs to be in it. Mr. Hester asked if they needed to schedule an alternate date and time. After checking with the Commissioner's Office, the meeting will be on February 17, 2015 at 6:00 p.m. in the County Council Chambers.

The next item on the agenda was the website for the Bartholomew County Redevelopment Commission. IT Director Jim Hartsook has appointed staff member Zac Holt as lead on this project. Allie Parkhurst stated that she has a template in the background that will go live soon. They have discussed who will maintain it with uploads and such. It has been agreed to that Chris West of the Auditor's Office will be that person.

Dan Arnholt questioned where the mail would come to if sent to the BCRC at 440 Third Street. Auditor Hackman stated it needed to have "Suite 102" in the address so that it will come to the Auditor's Office.

President Morales requested a motion for the date and time of the public hearing.

MOTION – Dan Arnholt made a motion to approve the public hearing on Tuesday, February 17, 2015 at 6:00 p.m. in the County Council Chambers. Jim Reed seconded the motion which passed unanimously.

President Morales noted the next regular meeting will be held on February 24, 2015 at 1:30. At that meeting, they will need to decide how often they wish to meet until they have a company that makes a request. Jim Reed asked if they were only required to meet the first meeting of the year. Auditor Hackman stated that is the only one she is aware of. Mr. Hester stated that there are reports and filing deadlines that would require meetings for approvals throughout the year.

Mr. Hester will send the electronic version of the Draft Letter and President Morales will get with the media. Mr. Hester stated the legal requirement is the notice of the public hearing. The letter is an additional step that they are taking and he will help get it distributed. Auditor Hackman suggested that they add "Auditor's Office" to the mailing address for comments. She also suggested possibly adding an e-mail. Greg Pence believes that any comments should be made at the public hearing, not through social media efforts. Auditor Hackman asked if there was a need for Letter Head. This could be done in house. Mr. Hester stated that since the letter was being refined between meetings he suggested it be a letter from the President on behalf of the committee.

MOTION – Greg Pence made a motion to allow President Morales to go forward with the letter. Dan Arnholt seconded the motion which passed unanimously.

There be no further business, the meeting was adjourned.