

## **Tipton County Redevelopment Commission Minutes**

**April 25, 2018** at 6:00 p.m. in the John Tipton Room, Tipton County Courthouse

Members Present: Jeff Hoover, Gerald Shuck, Jane Harper, Jim Mullins, and Denny Henderson.

Absent were members Beth Roach and Mark Manier and ex-officio member Jim Ankrum.

Others: See attendance sheet attached.

### **Agenda Items:**

**Follow up on previous meeting comments:** President Hoover clarified that there is actually no state grant money available to help in financing a round-about. He had talked to Kathy McKillip with INDOT who explained the process and eligibility requirements and that our project simply did not qualify as something we could use grant money for.

**Farm Contract for 10 and 6 acres owned by RDC:** President Hoover explained that Mr. Kip Bergman continues to farm the parcels per his long term contract agreement with the county, and that if we collect cash rent from him, then we would need to pay about \$300 in property taxes, along with ditch assessments. If Mr. Bergman donates his profit to a charitable entity, then we would not be taxed. Jane Harper suggested the Commission charge Mr. Bergman \$200/acre for the ten acres. Gerald Shuck asked if Mr. Bergman was also farming the six acres. Jane replied that he was, but that was a bit of a different arrangement since that parcel was minimally productive and she noted that since 2007 no one had ever been charged to farm it. The farmer received whatever income was generated in return for keeping the side ditches mowed. Gerald Shuck moved to rent the ten acres to Mr. Bergman for \$200/acre and the six acres for \$100/acre. Seconded by Dennis Henderson. Motion carried. Jeff Hoover stated he would discuss this situation with Mr. Bergman.

**USI Invoices:** Invoices were presented to the RDC by USI Consultants for work done on the possible round-about. Four invoices of the following amounts were presented: \$1510; \$17,750; \$21,800.50; and \$3,415.50 for a total of \$44,476.00. Jim Mullins moved to approve all invoices in the amount of \$44,476.00. Commissioner Mullins noted that the BOC put money into an EDIT project (#77) for the RDC and it would be enough to cover these invoices. Seconded by Dennis Henderson. Motion carried.

**Minutes:** Gerald Shuck moved to approve the Feb. 26, 2018 minutes as written. Seconded by Jim Mullins. All in favor. Motion carried.

### **Public Comment**

\*Jim Leffler asked where things stood with the round-about. He stated that at the previous meeting, it was put on hold due to not knowing about the status of the Chrysler dealership and he wanted to

know if the Commission knew anymore. Jeff Hoover responded that Chrysler still has not formally committed to coming so there is nothing new on the status of the round-about.

\*Brent Snow asked if there was going to be any action on the Krohn invoice and President Hoover stated it would remain tabled until a formal decision is made on the round-about.

**Board Comments:** Jane reported that the high school student who volunteered to contact Michael Hicks was also unsuccessful and therefore it was unlikely that the RDC would be able to get him to come and speak. Jeff Hoover and Jim Mullins both stated they had spoken with people who knew Mr. Hicks and that many of his articles are geared toward Hamilton County and also his written opinion does not always coincide with his spoken opinion.

Jane Harper also reported that she continues to remain in contact with the INDOT project manager working on the railroad crossing project on U.S. 31 north of the 28/31 interchange. The timeline has been delayed to a late 2019 bid letting date and a 2020 construction date due to some environmental issues. A "muck trestle" was discovered on the north side of the tracks and therefore there may have to be some changes to the layout of the road that will go up and over the tracks. Jane also reported that the accesses along 31 between the interchange and the RR tracks would all be closed off. The homes on the west of U.S. 31 would have driveways built to the north in order to access 100 South. The one home on the east side is planning to possibly be acquired as a part of a separate project in the real estate department as an effort to acquire properties along 31 as they become available.

Jim Mullins asked Gerald Shuck as to whether the Plan Commission is working on revising a document to present to INDOT asking for accesses to 31 in the event it ever goes to full limited access. Jane Harper remarked that it is really best to work directly with an INDOT representative instead of through the U.S. 31 Coalition, which is a lobbying group. The Plan Commission and the BOC can express their wishes directly to INDOT and INDOT can tell the county directly what the plans are with the information they know at the time instead of going through a "middle man". Gerald commented that the Plan Commission is working on getting someone from INDOT to speak to the group.

Jim Mullins moved to adjourn. Seconded by Gerald Shuck. Motion carried.

Respectfully Submitted,

Jane Harper, RDC Secretary



5-23-18

Jeff Hoover  
President

Sign In Sheet 4-25-18

Dick Klein  
Vicky Boep  
Peggy Snow  
Jim Leffler