

City of Tipton Redevelopment Commission

Public Meeting of January 28, 2021 Minutes

PRESENT BOARD MEMBERS – Greg Burton, Andrea Campbell (advisory non-voting member), Brent Cardin, Steve Raber and Joe VanBibber.

ABSENT BOARD MEMBER(S) – Shelly Asher

ALSO PRESENT – Mark Baird, Vicky Boyd of the Tipton Tribune, Joe Cottingham, Mayor Dolezal and Admin/Secretary Assistant to the Board Sherry K. Landseadel.

CALL TO ORDER – President Joe VanBibber called the public meeting to order at 3:00 p.m.

INTRODUCTION OF MEMBERS: President Joe VanBibber welcomed new RDC members Andrea Campbell and Steve Raver to the board.

ELECTION OF OFFICERS FOR 2021 –

- A motion was made by Greg Burton, seconded by Steve Raber to re-elect Joe VanBibber as President. Motion approved by all.
- A motion was made by Steve Raber, seconded by Brent Cardin to elect Greg Burton as Vice President. Motion approved by all.
- A motion was made by Greg Burton, seconded by Steve Raber to re-elect Brent Cardin as Secretary. Motion approved by all.
- A motion was made by Brent Cardin, seconded by Steve Raber to reappoint Sherry K. Landseadel as Administrator/Secretary Assistant to the board.

AMEND AGENDA – None

MINUTES OF PREVIOUS MEETINGS –

- A motion was made by Greg Burton, seconded by Steve Raber to accept the meeting minutes of June 10, 2020. Motion approved by all.

GENERAL DISCUSSION –

Business Investment Scoresheet

- Mayor Dolezal gave a quick update concerning the scoresheet, stating that the old Economic Development entity used this format to grade businesses for tax abatements. It would be nice to develop this format for the newly acquired land in Northgate Industrial Park. President Joe VanBibber believes this form should be reviewed for any possible modifications and used as a recommendation from this board. Steve Raber will provide a copy of the scoresheet to the newly formed subcommittee, for their review.

Transfer of city owned properties to the RDC.

- Mayor Dolezal mentioned that the business property at 136 E. Jefferson Street is not included in the transfer due to current interest in that property, and the property located at 460 N.

West Street has liens on the property that will need to be removed before it can transfer to the RDC.

He also mentioned that 2 appraisals will need to be completed on each transferred parcel to get a fair market value before they can be offered to the public. He stated that he would like to see this project completed in the springtime.

- With the acceptance of Resolution 2021-01 during this meeting, the board decided to form a subcommittee so that group can create a process for making these properties available to the public. They will also review the Business Investment Scoresheet and provide recommended updates to that document.

President VanBibber stated that he does not see any reason why the board cannot move forward with plans within 45 days. With that said, President VanBibber, Steve Raber and Greg Burton will serve on this subcommittee. VanBibber will chair this subcommittee.

They will have their first meeting on February 2nd. They will provide their recommendations for both processes to the next RDC meeting.

RDC RESOLUTION 2021-01 – A Resolution by the City of Tipton Redevelopment Commission to accept quit claim deeds for certain real properties located in Tipton, IN, from the City of Tipton. Those include the following addresses:

- 208 Second Street
- 122 Third Street
- 126 Third Street
- 625 W. Madison Street – 2 parcels
- 312 N. West Street
- 837 N. Main Street

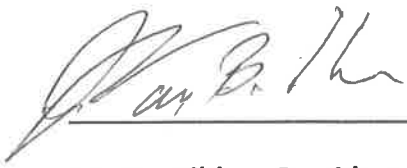
A motion was made by Steve Raber to approve and accept Resolution 2021-01 as submitted, seconded by Greg Burton. Motion approved by all.

PUBLIC COMMENT –

- Vicky Boyd asked if the subcommittee meeting can be made known to the Tipton Tribune.
 - Subcommittee member Steve Raber said he will take care of that request.
- Vicki Boyd asked who will receive the money if one of the parcels in the 60-acre joint land in Northgate would sell.
 - Mayor Dolezal stated at this time there has not been a set decision made concerning that matter.
- Mayor Dolezal stated there is a 3-member advisory board (the mayor or mayor's appointee, a commissioner, or their appointee, and one city/county agreed upon member) set up for the City/County jointly owned 60 acres in the Northgate Industrial Park. The agreed upon acreage layout design was completed by Tipton Co. Surveyor Jason Henderson. This layout is available to view on the city website.

ADJOURNMENT –

Greg Burton made a motion to adjourn, seconded by Steve Raber. Motion approved by all. Meeting adjourned at 3:45 p.m.



Joe VanBibber, President

2/18/21

Date



Brent Cardin, Secretary

2/18/21

Date