

Tipton County Redevelopment Commission  
Meeting Minutes: Feb. 8, 2016

Members in Attendance: Tom McKinney, Denny Henderson, Beth Roach, Jim Ankrum, Gerald Shuck, Jim Ashley.

Others in Attendance: Jeff Sheridan, Buddy Downs, Brent Snow, Theresa Vaughn, Jim Leffler, and Vickie Boyd.

President Shuck called the meeting to order at 6:00 pm.

Minutes to the meeting of Jan. 20, 2016 were approved with notation recognizing approval of the Dec. 16, 2015 minutes. Motioned by Beth Roach, second by Tom McKinney with all in approval.

Economic Development Area Discussion:

Ice/ Miller attorney Buddy Downs and LEDO Director Jeff Sheridan were present to discuss the necessary process for creating an Economic Development Area (EDA) for the US28/31 corridor.

An aerial view of the corridor was presented by Mr. Sheridan representing his recommendation for property that could be included in the EDA. The map included ground in all four quadrants and totaled approx. 160 acres.

Discussions ensued regarding the size of the area, ramifications to affected property owners (none), the necessary county board approvals, and cost associated with preparing the necessary documents.

Motion was made by Tom McKinney and seconded by Beth Roach to authorize Mr. Downs to proceed with a Declaratory Resolution creating the EDA. Motion was approved with all in favor.

Further discussion regarding the parameters of the area followed with board approval to accept the boundaries recommended by Mr. Sheridan, with the additional wooded area on 560 West (owned by the county and located north of the electric sub-station) included in the designation.

Motion by Tom McKinney, second by Denny Henderson with all in favor.

New Business:

Mr. Sheridan will forward to the board, for its review, criteria that could be used in evaluating future TIF bonding requests.

Future meeting dates were discussed with President Shuck suggesting establishing regular dates in order to avoid confusion and difficulties associated with obtaining a quorum. Left open for future discussion.

Also discussed was the time frame for moving forward with the associated work of creating the Economic Development Area. Mr. Downs will confer with his associates, Mr. Sheridan, and President Shuck prior to scheduling the next meeting. The intention of the board was to keep the process moving.

Meeting was motioned to adjourn at approx. 7:20 with all in favor.

Submitted and Approved this Day: \_\_\_\_\_

James D. Ashley  
Secretary