

Tipton County Redevelopment Commission Minutes

June 20, 2017 at 6:00 p.m. in the John Tipton Room, Tipton County Courthouse

Members: President Jeff Hoover, Vice President Gerald Shuck, Secretary Beth Roach, Commissioners Jane Harper, Jim Mullins, Denny Henderson, Mark Manier and Jim Ankrum.

Others: Meeting attendance sheet attached.

Minutes: Minutes of the March 8, 2017 and May 17, 2017 were submitted. Commissioner Mullins made the motion to approve with a correction to strike the word "contract" from the May 17th minutes. Commissioner Shuck seconded the motion, with all in favor.

Executive session Memorandum of Minutes: Commissioner Shuck made the motion to approve the Memorandum of Minutes for February 21, 2017 executive session with the Tipton County Commissioners and the Tipton County Council. Commissioner Mullins seconded the motion with all in favor.

Umbaugh & Associates: After discussion, Commissioner Manier made the motion to table the payment of invoice #148213 until the charges were split according to the location of the work, seconded by Commissioner Harper, with all in favor.

BZA: President Hoover stated the court case filed with the BZA by Mr. Kip Bergman on the zoning of the RDC 6 acres at St Rd 28 & 560 had been closed and the proper documents executed by the RDC and Mr. Bergman.

TIF Notification Letters: Notification letters were sent to all respective taxing units stating there were no additional TIF funds.

NW Corner 28/31 update: President Hoover stated that an agreement could not be reached between the private purchasers for the NW corner traffic circle. He stated he and Commissioner Mullins talked to the representative from the State Revolving Loan. In 2016, funds that were distributed and not used were returned to the State and the legislatures gave the SRF permission to allocate those funds to road projects. RDC Attorney Rick Hall informed the President that once the legal language was adopted by the State the funds would be available.

He stated the traffic circle had been estimated to cost \$1.76 million to complete and \$200,000 for contingencies. The RDC would receive the two million dollars for the project with an interest rate not to exceed 2 1/2 %. He stated the Tipton County Highway Superintendent Brett Morris would administer the funds and oversee the project. He stated the project will be a Tipton County Project with INDOT and they will maintain after completion.

He stated the RDC would need to determine if they funds should come in a lump sum or draws over a period of time.

Commissioner Harper requested President Hoover ask for a letter from INDOT stating the need for the traffic circle for additional growth and development for the NW corner of 28 & 31. She stated the RDC

made the decision to move forward based on the verbal conversation with INDOT constricting development without the traffic circle. President Hoover stated he would contact INDOT.

Alliance Meeting: President Hoover stated that public comments were made at a recent Tipton County Alliance meeting about actions this board was taking concerning economic development. President Hoover stated he reached out and personally invited LEDO Director Nathan Kring and Mayor Don Havens to this meeting and neither were able to attend. He stated the Mayor requested a meeting with Jim Mullins, Nathan Kring, and himself to sit down and talk about economic development.

Commissioner Harper stated she reached out to Ford New Holland owner Jim Streeter after LEDO Director Nathan Kring encouraged the RDC to do so. She stated he was still interested in the 10 acres of RDC property and asked about the status of the pending law suits. President Hoover stated he would find out and report back to the commission.

Commissioner Harper also stated the Ball State study that was created a few years ago stated Tipton County Ag and Ag Tech businesses should be embraced in Tipton County. She suggested the LEDO Director attend Ag events and introduce Tipton County.

Commissioner Henderson stated he was concerned about any development on the NW corner of 28& 31 that would assist developer John Janson due to the pending law suits. He stated all law suits should be dropped before any county funding is given.

Resident Mark Baird stated that all law suits should include those involving the litigation filed against the LEDO members. President Hoover stated the RDC was not party to the suit involving the LEDO and it would not be included in any negotiation concerning the RDC properties. Commissioner Shuck made the motion to have the RDC Attorney discuss settlement with Mr. Janson, seconded by Commissioner Harper, with all in favor.


Land maintenance: President Hoover reported he spoke with Mr. Kip Bergman and he would like to farm the two parcels totaling 16 acres this year and will remove all the old pine trees at no expense to the RDC in exchange for no cash rent this year. Commissioner Manier made the motion to approve the request, seconded by Commissioner Harper, with all in favor.

Brett Snow asked if there were extra funds after the completion of the traffic circle could they be used on additional projects. President Hoover replied he did not know the answer but would ask the SRF.

Adjourn: Commissioner Shuck called for adjournment, seconded by Commissioner Mullins, with all in favor.

Respectfully submitted, Commissioner Beth Roach, Secretary

Approved this 31st day of July



Jeff Hoover, President