

Tipton County Redevelopment Commission Minutes

Executive Session was held prior to the public meeting in the Tipton County Board of Commissioners meeting room, Tipton County Courthouse. Those in attendance were: Jeff Hoover, Mark Manier, Beth Roach, Jane Harper, Jim Mullins, Dennis Henderson, Gerald Shuck, and Mark Regnier. No business was discussed other than existing litigation which is what was advertised in the notice for the holding of an executive session.

January 10, 2018 at 6:00 p.m. in the John Tipton Room, Tipton County Courthouse

PUBLIC MEETING

Members Present: Jeff Hoover, Gerald Shuck, Beth Roach, Jane Harper, Jim Mullins, Denny Henderson, Mark Manier and ex-officio member Jim Ankrum.

Others: See attendance sheet attached.

Oath of Office: Administered by County Clerk Debbie Tragesser to all members who then signed a paper copy of the oath.

Reorganization of Board

- a. Jeff Hoover was elected president. Motion made by Beth Roach and seconded by Jim Mullins. All in favor.
- b. Denny Henderson was elected vice president. Motion made by Jim Mullins and seconded by Beth Roach. All in favor.
- c. Jane Harper was elected secretary. Motion made by Beth Roach and seconded by Jim Mullins. All in favor.

Jim Mullins then moved to amend the agenda to include discussion regarding ongoing litigation. Beth Roach seconded. All in favor.

Agenda Items:

Economic Dev Agreement with Janson/Campbell

President Hoover explained to the audience that the terms of the original agreement with Mr. Janson and Mr. Campbell exercised on November 30, 2017 were not fulfilled. The Board agreed to amend that agreement by extending the completion dates.

Jane Harper moved that the Board authorize Mark Regnier to sign the stipulation of mutual dismissal pertaining to the lawsuit on the ten acres owned by the RDC, provided that Mr. Janson, Mr. Campbell, and Mr. Oakes agree that the stipulations regarding being notified of any sale be removed and that the suit be dismissed with prejudice. Beth Roach seconded the motion. All in favor.

Jane Harper then moved that the Board authorize Mark Regnier to prepare an addendum to the original economic development agreement extending the date for Janson to dismiss the lawsuit by January 31,

2018 and extending the date for completion of the round-about and the internal road by December 31, 2018. Gerald Shuck seconded the motion. All in favor. President Hoover stated that Attorney Rick Hall would be kept in the loop on these developments.

Status of Round-About west of 31 on State Road 28.

County Hwy Supt. Brett Morris reported that a preliminary design for the round-about had been distributed to all members and to INDOT. INDOT Central Office replied back that it was not appropriate to have a round-about at that location. He stated this was a shock to all involved at the local level given the fact that the Greenfield district had recommended the round-about. Brett indicated that the Greenfield District and the INDOT Central Office would get together and try to come to a cohesive conclusion on the need and location for the round-about. Jane Harper asked Brett if any of the plan designs show an option for a future south leg. Brett said it had been discussed and should be very easy to implement and should be placed between the two homes. Jane expressed concern that she had not seen any plans that show this extension to service south of 28. Jane also expressed concern as to how a school bus, emergency vehicles such as fire trucks, or service vehicles such as trash trucks would exit the properties without having to back all the way out and onto 28. Brett said that a school bus would have to stop on 28 to pick up school children. Brett said that perhaps a turn-around would have to be built and that access will have to be available to the homeowners and that those homeowners would be involved in what may affect their access. Jane asked if a final design would come to the RDC for approval before the project is let for bids and Brett indicated that yes, the RDC would have to approve the final design.

Beth Roach asked that INDOT be reminded that we received a letter from them and that is why we proceeded as we did to move forward with the round-about. Brett stated he believed a final decision with INDOT would be made soon.

O.W. Krohn Invoice

President Jeff Hoover updated the Board and the audience about an invoice received by accountant O.W. Krohn related to accounting work done regarding feasibility of the round-about. Mr. Krohn was asked by Mr. Janson and Mr. Campbell to participate in 'running the numbers' for the project feasibility. He then originally asked for the RDC to pay his fee of approximately \$21,000. He since modified the request and is now asking for the RDC to pay \$8500 of his fee. Jeff explained that he feels Mr. Krohn is owed something by the RDC because he specifically asked Mr. Krohn to participate in some telephone conferences and some email communications. Jeff also relayed that Jim Ankrum had asked via email if the RDC had a contract with Mr. Krohn, which the answer was no. Jane pointed out that the itemized invoice shows that Mr. Krohn did do some work at the request of Jeff on behalf of the RDC. It was noted that Umbaugh invoiced the county for \$22,690 and Mr. Krohn is asking for about a third of that.

Jim Mullins noted that had the financing worked out to where Loves and Mr. Campbell would have bought the bonds, then Mr. Krohn's work would have been useful.

Dennis Henderson stated that the RDC did not hire Mr. Krohn and did not ask him to come to any meetings. Jeff admitted that although he did not ask him to come to any meetings, he did ask Mr. Krohn to work up some comparisons, but he did not know how much that would be worth but that we owed him some sort of an answer. Jim Ankrum stated that it appeared to him that we owe him something, but it is difficult to determine how much.

Jim Mullins stated that we needed to know the rate Mr. Krohn was billing at and then we could take that times the number of hours we believed were attributable to the RDC in order to arrive at a figure that was either greater or less than \$8500 and from there to pay accordingly, but not to exceed \$8500. Jeff suggested that we take action to pay *something* and determine the amount at the next meeting. Beth Roach reminded the Board that Mr. Krohn caught some things that Umbaugh had missed.

Jim Mullins moved to authorize Jeff Hoover to contact Mr. Krohn and tell him that he will receive some compensation for his services with an amount not yet determined. Beth Roach seconded. Roach, Harper, Mullins, Hoover, Shuck, and Manier voted aye. Dennis Henderson voted nay. Motion carried.

Update on activities on East Side of 31.

Jeff noted that a preliminary plan created in 2016 by American Structure Point had been submitted by Tom Dolezal to the plan commission on Dec. 19 involving the Stroup, Bowling, and Scott properties. Steve Niblick noted that a sketch plan will be submitted in February. A preliminary plat would follow at a future meeting. Jim Leffler asked if this plan is for private land and Jeff Hoover said it was. Brent Snow asked if this is the same plan that was submitted at the end of 2016 and was rejected by the county council that involves a road going through RDC land. Tom Dolezal noted that he was aware he would have to ask permission for any road to traverse across RDC property. Brent Snow expressed concerns that a private developer was using a plan paid for by public dollars as his sketch plan to submit to the plan commission.

Purdue and IEDC

Jeff noted that he and Jim and Beth had asked that a group from the state and from Purdue have an open public informational meeting to talk with leaders regarding the best land use for economic development purposes and they will guide us where our best use of assets are placed. This meeting will be scheduled for the end of January.

Jeff informed the Board that he had lunch with a developer re the NE quadrant of 28/31, but that all discussions are in a very preliminary state.

Jane asked about economist Michael Hicks coming and Jeff stated he had contacted him but not heard anything back from him with regard to a specific date.

Minutes: Jim Mullins made the motion to approve the November 30, 2017 minutes with the corrections noted earlier in the day via email correspondences. Commissioner Shuck seconded. All in favor.

Public Comment:

Tribune Reporter Vicky Boyd asked if the Board had been given a reason as to why the Central Office was not in favor of the round-about. Jeff stated there was basically just one engineer who had some reservations about the design but believes they will all get on the same page soon.

Bob Edinger asked about a donation made by an anonymous individual on behalf of the RDC to the Tipton High School FFA. Jane explained that a farmer had indeed donated approximately \$1500 and had asked that the FFA group purchase food for needy families OR that the money be donated to the delinquent lunch account and that some accountability be given back to the RDC. Jane asked for School Board liaison Jim Ankrum to take on the matter from here. Bob then asked if the RDC had received value from what Mr. Krohn had done and Jeff Hoover said yes, they had.

Brent Snow asked why the RDC has seemingly changed direction on being in the 'development business' and are they wanting to revive the east side development that was voted down in 2016? Jeff stated that he considers all options on the table but that the Board has not voted on a plan of action. Jim Mullins noted that the RDC has not revived any project and that the project is being presented by a private developer and that the RDC is not involved.

Board Comment:

Jane stated that we do need to bring in a diverse blend of economists to listen to their ideas on Economic Development so that we can prepare some sort of 'vision' or 'mission statement'. She also noted that in her communications with INDOT with regard to the 'bridge' over the railroad crossing along 31, that no properties were being purchased by INDOT in the RR crossing project area. Jim Mullins said that he knew of one property that had already been purchased.

Jim also gave kudos to President Jeff Hoover for the numerous volunteer hours he has devoted to RDC business.

With no further business, Mark Manier called for adjournment, seconded by Gerald Shuck, with all in favor.

Respectfully submitted,

Jane Harper, Secretary

President Jeff Hoover:



Date

2-26-18

R.D.C.

Sign in sheet 1-10-18

- 1 BOB EDINGER
- 2 Robert ~~or~~ Hunt ~~or~~ Moore
- 3 Vicky Bep
- 4 Debbie Ingersoll
- 5 Mark Rynier
- 6 Brent Snow
- 7 J. N. H.
- 8 Melissa Pickering
- 9 Jim Luffin
- 10 R. V. Chaffin
- 11 Joe Trachten
- 12 ~~Lab Dato~~
- 13 ~~Tom Daryl~~
- 14 M. Baird
- 15 M. Terry
- 16 Ethan Chandler
- 17 Diana Johnson
- 18 STEVE NIBLICK
- 19 Jim Parris
- 20