

## **MINUTES OF SPECIAL MEETING OF THE ELWOOD REDEVELOPMENT COMMISSION**

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June 6, 2018

- I. The meeting was called to order by President Austin at 5:32 p.m.
- II. Commissioners present were President, Thomas Austin; Jerry Dunnichay; Kyle Noone. Advisor Bob Savage was present. Also attending were, ERC Attorneys, Michael E. Farrer and Jeffrey K. Graham; Elwood Planning Director/Special Projects Advisor, Bill Savage; City Consultant, Alan Moore. Not in attendance were Commissioners Merrill Taylor and Tim Roby.
- III. The President determined that a quorum was present.
- IV. Memorandum of Executive Session. On May 23, the Elwood Redevelopment Commission met in Executive Session. Motion made by Jerry Dunnichay, second by Kyle Noone. Motion passed.
- V. Resolution #06-18-01 regarding consideration of TIF Capture. This is the requirement by the state for Redevelopment Commissions to prevent Commissions from holding tax dollars that are not being used. The policy of the State on Redevelopment Commissions are this money is to be used for Redevelopment, funds not committed to the Development Area must be refunded to the taxing unit. Reedy Financial drafted this Resolution and Attorney Graham reviewed. Motion made to approve Resolution by Kyle Noone, second by Jerry Dunnichay. Resolution adopted. Attorney Graham to notify units of the Resolutions passage
- VI. Settlement of State Plating Environmental Claim. Attorney Michael Farrer updates the Commission settlement. The case has been tentatively resolved in an informal mediation. City legal team expected to get the paperwork on the matter this week. Extensive studies have been completed on surrounding properties. Environmental experts state the property is not leaking on to anyone else's property. The settlement agreement will provide for the funding to do the cleanup as required and directed by the City. The Common Council will be asked to execute the agreement as the ERC will receive the funds. Will revisit when the Agreement is received.

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**VII.** Hinds Career Center Expansion Projects. Attorney Michael Farrer addressed the Commission. Todd Jones, Mayor of Elwood wishes to create a partnership with the School Corporation to invest in the School System and upgrade the Hinds Career Center. The Mayor and others went to Ohio to look at a robotics program. Elwood School needs room for 35 additional welding students. School needs to move students into the Machine Trades Building which needs to be remodeled. Developer, Arden Johnson is interested in becoming the developer for the remodeling project. TIF revenue will go towards the School Lease. School will then have the option to buy the building back at a later date. Mayor Jones comments to the Commission. Tom Austin addresses the Commission. Marc Slayton addresses questions from the commissioners. Mr. Pearson informs the Commission that the State is in high demand for welders and they get numerous requests for qualified welders from employers. All programs at the Career Center are expanding. Goal is to have a completely new industrial park at a very publicly visible location. Purdue Poly Tech is wanting to come in and help with the robotics program to strengthen all partnerships. Attorney Graham recommended the Commission authorize Tom Austin to sign an Memorandum of Understanding between the Elwood Community School Corporation and the ERC which substantially reflects tonight's presentation on Hinds Career Center Expansion. So moved. Motion passed unanimously.

**VIII. MISCELLANEOUS**

Additional revenues are anticipated and ERC considers a formal budget. Reedy Financial will be directed to work towards creating budgetary guidance.

Discussion on the 28/37 Industrial Park proposals. Motion by Jerry Dunnichay to initiate formal study on the project, second by Kyle Noone. Motion passed.

The next ERC meeting will be June 20, 2018 at 5:30 p.m. at the Municipal Building.

**IX. ADJOURNMENT**

After opening the floor for general comments and there being none, upon Motion duly made by Merrill Taylor and seconded by Tim Roby, the meeting was unanimously adjourned at approximately 6:40 p.m.