

**Redevelopment Commission/Redevelopment Authority
Economic Development Commission
Special Joint Meeting**

MEETING DATE: March 7, 2024
LOCATION: Pendleton Town Hall
100 W. State Street Pendleton, Indiana
TIME: 5:30 p.m.

ORDER OF BUSINESS

I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 5:30 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

RDC Board Members attending in person were Craig Campbell, Steve Denny, Dave Cravens, Mike Hanna. A quorum was established.

RDA Board Members attending in person were Jeanette Isbell, Mike Romack. A quorum was established.

EDC Board Members attending in person were: Mike Romack. No quorum.

Attending via Zoom: Tim Thompson, EDC Member, not yet sworn in

Individuals representing the Town: In person: Town Manager Scott Reske, Town Counsel Evan McMullen

Others present: Matt Frische and Brady Rogers of Reedy Financial Group P.C.

III. OATH OF OFFICE

A. EDC – Tim Thompson unable to be sworn in due to Zoom attendance and no notary

IV. ELECTION OF OFFICERS

RDA

Jeanette Isbell nominated Mike Romack for President, seconded by Mike Romack

Mike Romack nominated Jeanette Isbell for Vice President, seconded by Jeanette Isbell

Mike Romack nominated Ashley Houston for Secretary, seconded by Jeanette Isbell

Mike Romack motioned to approve Officers as nominated. Vote taken, all approved. Motion carried.

EDC – No Quorum

V. APPROVAL OF MEETING MINUTES

RDA

Jeanette Isbell motioned to approve the November 2023 minutes as written. Mike Romack seconded. Approved by all RDA members present. Motion carried.

RDC

Craig Campbell requested a motion to approve the meeting minutes from the February 2024 meeting as written. Motioned by Steve Denny; seconded by Dave Cravens. Approved by all RDC members present. Motion carried.

VI. OLD BUSINESS

A. Heritage Way North/JDK Kids, LLC Project - Update

Scott Reske provided an update. This is the first new TIF project. As this property is developed, a 4-lane road will be built with impact fees by the developer to the north end of their property. As the Business Park continues to develop, the road will extend to connect to 132. This is one of the most important roads for the infrastructure for future growth. The TIF revenue will be split 25/75 with Kulkarni for 25 years, in addition to the road at no cost.

Brief discussion and questions followed.

VII. NEW BUSINESS

A. Reedy Financial Presentation of Annual Report

Matt Frische presented the RDC Annual Financial Report for the reporting requirement (report on Google Drive):

- RDC Overview
- Overview of TIF Allocation Areas
- Monthly Fund Balances
- Year End Fund Balances
- Debt Overview
- Pendleton TIF Area and Expansion Parcel Lists

Brief discussion and questions followed.

VIII. ADJOURNMENT

Craig Campbell requested motion to adjourn. Motioned by Steve Denny. Seconded by Dave Cravens. All voted in favor. Meeting was adjourned at 6:21 pm.

Next RDC meeting April 4, 2024, 5:30 pm

Next RDA and EDC as needed.