

# Redevelopment Commission

MEETING DATE: April 7, 2022  
LOCATION: Pendleton Town Hall  
100 W. State Street Pendleton, Indiana  
TIME: 6:00 p.m.

## ORDER OF BUSINESS

### I. CALL TO ORDER

Meeting was called to order by Craig Campbell at 6:00 pm

### II. ROLL CALL AND DETERMINATION OF QUORUM

Board Members attending in-person were Craig Campbell, Dave Cravens and Mike Hanna. Lynn Mellinger attended virtually. A quorum was established. Individuals representing the Town were Town Manager Scott Reske, Town Council Member Marissa Skaggs. Planning and Zoning Administrator Denise McKee. Also, attending was Town Attorney Jeff Graham.

### III. APPROVAL OF MEETING MINUTES

**A motion to accept the meeting minutes from the March 3, 2022 meeting as written was made by Dave Cravens and seconded by Lynn Mellinger. Roll call vote was taken with all voting members present giving approval. The motion was carried.**

### IV. OLD BUSINESS

#### A. Request for Proposal and Qualifications – Aquatic Center - Update

Scott Reske reported the following information, draft document provided in Google Drive:

- Final draft going out to Architecture Firms, Developer Contractors and local newspapers as well as Indy Star.
- Request for Clarifications due June 1, 2022 with RFPQ Responses due by June 30, 2022.
- After submission deadline, the Committee will have a review process and proceed with negotiations.
- Goal date to be under contract is August 12, 2022.
- Awarded Offeror will have until May 2024 to complete the outdoors facility and until September 2024 to complete the indoor portion.
- RFPQ built in big window for completion date due to supply chain issues.
- Once the RFPQ is released, teams can form and get motivated.

### V. NEW BUSINESS

#### A. TIF District Cash Flow

Scott Reske presented the TIF Account Spreadsheet for accounts Pendleton EDA 1, Pendleton Consolidated RDA 1 and Pendleton Falls Point EDA 1. Details included annual breakdown between years 2021 – 2037 of revenue, payments, other expenditures and total cash flow.

Reske also shared the following information:

- Impact Fee revenue coming in strong at approximately \$500,000 per month for the last three months, however, will start to drop off.
- By law, have six months to start spending received Impact Fee revenue. The US 36 INDOT Enhancement Project will benefit from Impact Fees.
- TIF Funds will reflect approximately \$192,000 cash flow this year, but have projects in which funds will be used over the next few years. Will need to spread the projected \$600,00 over 2023 and 2024.
- US 36 Project slated for 2024 will allow more time for additional funds to come available.
- Shared RDC 2021 Annual Report; copy available for review in Google Drive. Annual report has been filed with the State by the Clerk Treasurer's Office.
- Baker Tilly will be at the May RDC Meeting to go over the TIF District Cash Flow in more detail.
- Parcels highlighted on map are good TIF area expansions for the future, non-residential and located along major roadways.

#### B. Expansion of TIF District and Parcel Identification

Jeff Graham advised the following:

- Once RDC identifies and designates a parcel within the new expanded TIF District, RDC will start seeing an increase in TIF revenue in about two years, so long as the property experiences an increase in value.
- Parcel selection is important in establishing the TIF District. Do not want to TIF a parcel before you expect that the assessed value will increase.
- Once a parcel has been added to the TIF District, tax revenue from the increased value can be received for 20 years.
- Establishing an area as an Economic Development Area (EDA) is not subject to a clock. The EDA is the area in which you would spend the TIF dollars received from the TIF District.
- Several communities designate their entire jurisdiction as their EDA, including communities nearby {Elwood, Lapel and Alexandria}. Only negative for doing so is that some property owners do not wish to be viewed as a distressed area.
- You may not TIF residential properties, but you can use TIF dollars to pay for road improvements.
- Usually takes the assessor about 18 months to reflect change in property value assessment.
- As project substantial growth, recommends expanding the EDA and TIF District, but to hold for right time to expand the TIF District.
- Takes four public meetings to accomplish the expansion of the EDA and TIF District. {RDC Meeting; Plan Commission Meeting; Town Council Meeting and then back to RDC Meeting}
- Will want to be strategic when selecting areas to expand the TIF District.
- State Statute reflects that the EDA is general and the TIF District is specific.
- Suggested identifying new areas for the EDA at the June RDC Meeting with the goal to have approved by August.

- TIF dollars can be used to repair downtown buildings in poor condition as well as to fund costs to go after legacy insurance. Dave Cravens added that he liked the flexibility to buy buildings in poor condition to help control customer mix.
- Graham will check into notice requirements for both expansion of EDA and TIF District. Certificate of Mailing likely required, but can also include post-card with careful and selective wording to explain reason for being added to the EDA. Scott Reske stated that RDC can state that the property was added to the EDA as building historic in nature as every building downtown has building structure and infrastructure needs such as waterlines and stormwater. Reske also added that Baker Tilly could share strategy and reasoning as to EDA expansion. Marissa Skaggs also stated that she does not understand the desire to be flexible in expanding the EDA to the entire Town limits as have aging infrastructure in areas we already want to protect.

#### VI. ADJOURNMENT

Craig Campbell informed RDC that he was approached by Ken Reminschneider to discuss technology development within the I-69 Interchange Master Plan. Campbell and Dan Maddox will be meeting with Reminschneider soon and will report details at the May RDC Meeting.

**Motion to adjourn the meeting was made by Dave Cravens; seconded by Lynn Mellinger. All members present voted in favor of adjournment.**

Meeting was adjourned by Craig Campbell at 6:50 pm.

Next meeting May 5, 2022 at 6:00 pm