

Redevelopment Commission

MEETING DATE: June 2, 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 President Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

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

III. APPROVAL OF MEETING MINUTES

A motion to accept the meeting minutes from the May 5, 2022 meeting as written was made by Steve Denny and seconded by Dave Cravens. 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

Denise McKee provided a brief update. She stated the date for question & clarification submission was yesterday, June 1 and that a question had recently been submitted requesting demographic and financial information. She confirmed upcoming deadlines: June 15 for answers to be provided and posted on the Town's webpage, June 30 proposal deadline. Review process for the bid packets will then begin with a committee that has already been established, including major stakeholders.

B. Expansion of TIF District and Parcel Identification

Denise McKee presented an updated map of parcels recommended for the TIF Expansion. She explained that the initial review identified 42 parcels, however upon further review 29 parcels were removed due to their potential or proximity to being a residential development area.

McKee gave a brief explanation of the Resolution process for Resolution No 22-01:

- First, the Proposed Resolution is to be signed by RDC Members at this meeting.
- Second, the Proposed Resolution goes before the July Plan Commission for approval.
- Third, Proposed Resolution is presented to the July Town Council for approval.
- Fourth, the August RDC will hold a Public Hearing.

- The signed Resolution will be filed with Department of Local Government Finance (DLGF) by December to go into effect January 2023.

A brief discussion followed, regarding the 13 parcels identified and that these parcels are reasonable to be added and conforms with the Town's overall plan. It was noted that the 25-year time period will start once the Town issues a bond or lease obligation.

Craig Campbell requested a motion to adopt Resolution No. 22-01. Motion was made by Steve Denny and seconded by Dave Cravens. All members present voted in favor. The motion was carried.

Resolution was signed by: Craig Campbell, Steve Denny and Dave Cravens.

V. NEW BUSINESS

A. TIF Passthrough Resolution

Denise McKee presented Pending Resolution No. 22-02 regarding TIF Passthrough. The Resolution determines the Town intends to capture TIF revenue in 2023 which will be utilized in the 2023 Budget. All the incremental assessed value of taxable property in each Allocation Area is needed to produce TIF Revenues necessary to make principal and interest payments on bonds issued and/or the amount necessary for other purposes determined by the Town.

Notification of this resolution is to be sent via certified mail to affected taxing units. Letters were signed by Craig Campbell, and will be mailed Monday, June 6, 2022

Craig Campbell requested a motion to approve Resolution No. 22-02. Motion was made by Steve Denny and seconded by Dave Cravens. All members present voted in favor. The motion was carried.

Resolution was signed by: Craig Campbell, Steve Denny and Dave Cravens.

VI. ADJOURNMENT

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

Meeting was adjourned by Craig Campbell at 6:19pm.

Next meeting July 7, 2022 at 6:00 pm