

Redevelopment Commission

MEETING DATE: July 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 President Craig Campbell at 6:00 pm

II. ROLL CALL AND DETERMINATION OF QUORUM

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

III. APPROVAL OF MEETING MINUTES

Craig Campbell requested a motion to accept the meeting minutes from the June 2, 2022 meeting as written. Motion was made by Dave Cravens; seconded by Lynn Mellinger. Roll call vote was taken with all voting members present giving approval. The motion was carried.

IV. OLD BUSINESS

A. Certificate of Tax Distribution – TIF Districts

Scott Reske provided an update from the Certificate of Tax Distribution from June Settlement 2022, reporting a successful collection for the TIF Districts of \$643,316.48. Reske indicated this was a little higher than what was predicted in the budget, and that the second half of the year should be a similar amount.

B. Request for Proposal Qualifications – Aquatics Center – Update

Scott Reske reported three proposals were received. Following this meeting, there will be an informational meeting with the stakeholders to review and evaluate the proposals. Reske encouraged RDC members to stay for the informational meeting. He informed that the desire was for the proposals was for a privately-run Aquatics Center with subsidies from the Town. The proposals received were all good, but not financially feasible. All proposals were for a build, own and transfer, which creates too much debt service for the Town. The three teams involved are all successful corporations, and Reske will recommend to the Community Aquatics Center Committee to have each team come in for interviews and discussion for alternate possibilities.

C. Expansion of TIF District and Parcel Identification - Update

Jeff Graham provided progress on this four-step process, as required by law. In June the RDC approved a Resolution amending adding the fourth TIF District. In July, Plan Commission approved a Resolution approving the Resolution. Next week, it goes before the Town Council to present a Resolution approving the Resolution. The final and fourth step will be a Public Hearing during the August RDC Meeting with a Final Resolution to adopt the fourth TIF District. This will create the TIF District for 2022, effective 2023. Graham does not foresee any issues at the Public Hearing regarding this.

V. NEW BUSINESS

VI. ADJOURNMENT

Craig Campbell entertained a motion to adjourn the meeting. Motion was made by Dave Cravens; seconded by Lynn Mellinger. All members present voted in favor of adjournment.

Meeting was adjourned by Craig Campbell at 6:25pm.

Next meeting August 4, 2022 at 6:00 pm