

# Montgomery County Redevelopment Commission

## Annual Meeting Minutes

TUESDAY, NOVEMBER 12, 2019

### I. Call to Order and Roll:

The Montgomery County Redevelopment Commission held its annual meeting on November 12, 2019 at 5:48 p.m. at Southmont High School on 6425 UW 231 South in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, John Frey, Phil Littell, Howard Rippy, Jr., and Jerry Kincaid. Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew – Economic Development consultant, Jim Peck - County Engineer, Lori Dossett – Commissioners' Executive Assistant, and Jennifer Andel – RDC Treasurer.

Guests Present: Jeff Peters – Peters Municipal Consultants, Chris Hamm – HWC Engineering, and Dr. Shawn Greiner – Superintendent, Southmont Schools

### II. Expert Assistance

Ron Dickerson acknowledged members of the RDC and reported the Commission meets every month. He stated much progress has been made this year and shared they just signed an agreement with Indiana American Water that you will hear more about later. He then acknowledged the various assistance the RDC receives from both staff and consultants. They are: Jim Peck – County Engineer, Cheryl Morphew, CRMorphew Consulting – Economic Development Consultant, Jeff Peters, Peters Municipal Consultants – Financial Advisor, Dan Taylor, Taylor, Chadd, Minnette, Schneider & Clutter – Legal Counsel, Chris Hamm, HWC Engineering – Outside Engineering and Planning, Pivot Marketing – Branding/Development Marketing, BCS Management – Project Management, and Ice Miller – Bond Counsel.

### III. Overview of Strategic Work To-Date:

Jim Peck provided an overview of the following:

Thoroughfare Ordinance (development zones)  
Proposed Truck Route  
CR 500 South Between Ladoga Road to US 136  
(Federal Funding 2025/2026)  
Sanitary Sewer Gravity Project  
Sewer Treatment Expansion  
IAW Water Extension Project

Jim stressed the importance of a thoroughfare plan is to connect communities throughout the county and that they used HWC to help finalize the actual plan using a process of stakeholder and public input. That has led to the establishment of right of way standards which can also be used as a development tool. The plan also helps the county identify which projects to do because funds are limited. Jim stated that C.R. 300 South is a key corridor from U.S. 231 to S.R. 32 and they now have an MOU with INDOT-Crawfordsville on how they plan to develop the corridor. One of the goals is to divert truck traffic from

downtown Crawfordsville. Jim then gave an overview of the sewer expansion project and discussed the improvements to the gravity sewer system along S.R. 32. These improvements have allowed 62 homes to get off their failing septic tanks and that the Pilot truck stop is now connected which means there is revenue being generated. He is now looking at maintenance and hook-up plans for developers. The sewer treatment plant is currently running at 60-70% capacity and with Nucor and new growth in the area, they will be looking to expand the plant from 100,000 gal/day to 600,000 gal/day. The long-term goal will be a 1.2 million gal/day plant for that area.

Finally, Jim discussed the newly signed agreement with Indiana American Water which will allow them to proceed with water main extensions on a speculative basis to assist in growing the area along S.R. 32, the I-74 Interchange, and along Nucor Rd.

#### **IV. Current TIF Budget & Impact on Taxing Districts:**

Jeff Peters reminded everyone that the RDC is legally required by statute to annually present information for the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission and the presentation must include:

- 1) The Commission's budget with respect to allocated property tax proceeds.
- 2) The long-term plans for the allocation area.
- 3) The impact on each taxing unit.

Jeff shared the commission's budget (attached to these minutes) which consumes all the allocated property tax proceeds anticipated through 2022. The budget includes consulting services for engineering, legal, financial, marketing, debt service on bonds and notes, and any other consulting which assists the RDC in fulfilling its functions and plans. The 2020 budget is \$1,845,000.

Jeff continued that the long-term plans for the allocation area include providing infrastructure needs to attract investment to fully develop the allocation area. The commission has undertaken funding to establish and expand sewer service and to expand water service. Some of the debt service funding this infrastructure is scheduled to continue throughout the life of the allocation area. As additional development and tax increment revenue occur, new infrastructure investment, such as sewer plant expansion, is expected in order to perpetuate further development. Jeff then shared the impact on each taxing unit (also attached to these minutes).

Jeff stressed the most important take away is that for a very small annual tax and circuit breaker impact of \$47,717, the community annually harvests \$1,179,770 which has provided for the investment of tens of millions of dollars in infrastructure which should lead to substantial assessed value growth both inside and outside the allocation area.

#### **V. Looking Forward:**

Chris Hamm started his presentation by saying the RDC has done a lot of planning in the past 2-3 years and reminded everyone that not much planning had been done prior to that. All those plans have led to today, but the hard work is still to come. The RDC is now in the "doing" phase which will be the hardest. He then gave a high-level overview of that

planning to-date. That the land use discussions led to the comprehensive plan, which then led to the zoning ordinance getting established. That has now led to discussions about future land use leading to a parcel-by-parcel use discussion. Further refinement is taking place with the interchange plan as well as potential future expansions of the existing TIF area, and other areas identified for future growth.

The RDC has invested a lot of money to get to the point where discussions with developers and others who may consider investing in your community can take place. Now the RDC will begin to see a return on that investment and will be positioned to compete. He has recognized that Montgomery County is starting to get noticed. Moving forward, HWC is finalizing the overlay at the I-74 interchange with standards.

Cheryl Morphew than gave an overview of the RDC's economic development plan which has three pillars for growth success. They are: 1) Economic Development, 2) Talent Development, and 3) Place Development. She then shared in detail the focus of activities inside these three pillars which are:

Business Retention & Expansion  
Industrial, Commercial, and Residential Attraction  
Inventory Development for Business and Residential  
Talent Attraction, Readiness, and Development  
Placemaking  
Promotion

John Frey reported that through his work with other County Commissioners he found Pivot Marketing and BCS Management. Pivot is an ongoing investment and process to help us tell a better story. BCS is more "boots on the ground" and will be talking to landowners regarding interest in selling their property. In addition, they will assist in project management. John wrapped by stating how these folks—including the ones you just heard from—help the RDC make better management decisions. The focus of the RDC has changed and we need to look beyond just the TIF district.

#### VI. Questions & Answers:

Ron Dickerson also stated that all these folks make the RDC better. He acknowledged that the RDC has made progress, and the foundation has been built, but there is more work to be done. He then asked if there were any questions about what has been presented this evening.

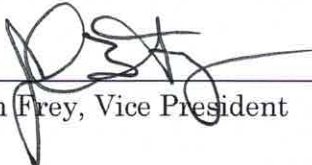
Finally, Ron thanked everyone for coming and adjourned the meeting at 6:54 p.m.

Minutes prepared by Cheryl Morphew on behalf of Howard J. Rippy, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 9 day of December, 2019.

  
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John Frey, Vice President

2019 MONTGOMERY COUNTY REDEVELOPMENT COMMISSION ANNUAL PRESENTATION

IC 36-7-25-8: Each redevelopment commission shall annually present information for the governing bodies of all taxing units that have territory within an allocation area of the redevelopment commission. The presentation shall be made at a meeting of the redevelopment commission and must include the following:

- (1) The commission's budget with respect to allocated property tax proceeds.
- (2) The long-term plans for the allocation area.
- (3) The impact on each taxing unit.

SUMMARY:

- 1) The commission's budget can be seen on Page 2 and consumes all of the allocated property tax proceeds anticipated through 2022. The budget includes consulting services for engineering, legal, financial, marketing, debt service on bonds and notes, and any other consulting which assists the RDC in fulfilling its functions and plans. The 2020 budget is \$1,845,000.
- 2) The long-term plans for the allocation area include providing infrastructure needed to attract investment to fully develop the allocation area. The commission has undertaken funding to establish and expand sewer service and to expand water service. Some of the debt service funding this infrastructure is scheduled to continue throughout the life of the allocation area. As additional development and tax increment revenue occur, new infrastructure investment, such as sewer plant expansion, is expected in order to perpetuate further development.
- 3) The impact on each taxing unit, and the calculation thereof, is shown on Pages 3 – 5. In summary the tax and circuit breaker impact follow.

<u>Local Unit</u>	<u>Circuit Breaker</u>	<u>Tax</u>	<u>Total Impact</u>
Montgomery County	\$ 497	\$ 27,811	\$ 28,308
Franklin Township	0	382	382
Walnut Township	0	93	93
Union Township	79	17,719	17,798
Darlington Public Library	0	-	0
Crawfordsville Public Library	126	-	126
North Montgomery School	8	-	8
South Montgomery School	1,002	-	1,002
Total	\$ 1,712	\$ 46,005	\$ 47,717

- 4) The most important take away is that for a very small annual tax and circuit breaker impact (\$47,717), the community annually harvests (\$1,179,770) which has provided for the investment of tens of millions of dollars in infrastructure which should lead to substantial assessed value growth both inside and outside the allocation area.