

BROWNSBURG REDEVELOPMENT COMMISSION
AND
BROWNSBURG REDEVELOPMENT AUTHORITY
COMBINED MEETING MINUTES
FEBRUARY 7, 2012

These are the minutes of the regular scheduled meeting of the Redevelopment Commission and Redevelopment Authority held on Tuesday, February 7, 2012 at the Town of Brownsburg, 61 N. Green Street, Brownsburg, Indiana.

Commission Members Present: Rob Kendall, Shane Dunigan, Ronnie Wilson, Sean Benham, Glenn Nulty, and Mike Runyon

Authority Members Present: Lejo Harmeson, Kimberly Maxwell, and Bill Guarnerly

Also Present: Dale Cheatham, Town Manager; Tricia Leminger, Town Attorney; Grant Kleinhenz, Asst. Town Manager; and Angie Petre, Executive Assistant

Upon determination that quorums were present, the meeting for Commission and Authority was called to order with the Pledge of Allegiance.

Election of Officers for the Redevelopment Commission took place with Sean Benham nominating Rob Kendall as President. The nomination was seconded by Shane Dunigan and unanimously carried. Sean Benham nominated Shane Dunigan as Vice-President. The nomination was seconded by Ronnie Wilson and unanimously carried. Sean Benham nominated Glenn Nulty as secretary. The nomination was seconded by Shane Dunigan and unanimously carried.

Election of Officers for the Redevelopment Authority took place with Bill Guarnerly nominating Lejo Harmeson as President. The nomination was seconded by Kimberly Maxwell and unanimously carried. Lejo Harmeson nominated Kimberly Maxwell as Vice-President. The nomination was seconded by Bill Guarnerly and unanimously carried. Lejo Harmeson nominated Bill Guarnerly as Secretary. The nomination was seconded by Kimberly Maxwell and unanimously carried.

Bill Guarnerly moved to approve the Redevelopment Authority special meeting minutes of July 12, 2011. The motion was seconded by Kimberly Maxwell and unanimously carried.

Sean Benham affirmed that the November 1, 2011 Brownsburg Redevelopment Commission Regular Meeting Minutes are true and accurate based on his attendance of that meeting.

Old Business: None

New Business:

07.01. RDC Liaison Appointment to the Steering Committee

Dale Cheatham addressed the members by stating back in 2010 we created a Steering Committee to help guide our comprehensive plan process. This committee comprises of council members, staff members, and a representative from each of the boards and commissions. Mr. Benham served in that capacity last year and is willing to continue serving. My recommendation is to reappoint Mr. Benham to the Steering Committee. The Redevelopment Commission gave consent to reappoint Mr. Benham to the Steering Committee.

07.02. Training-Duties, Responsibilities, and Legal Overview

Tricia Leminger presented both the Redevelopment Authority and Redevelopment Commission with a training overview booklet on the on the importance of knowing and understanding your responsibilities and obligations as a member. She addressed both the Authority and Commission by briefly explaining importance of knowing the responsibilities and obligations; establishments; mission; duties; powers; key considerations; pecuniary interest; conflict of interest; official misconduct; and ethical responsibilities.

07.03. Financial Summary and Pass Through Overview

Loren Matthes and Heidi Amspaugh, representatives of Umbaugh, presented both the Redevelopment Authority and Redevelopment Commission with paperwork regarding Tax Increment Financing ("or TIF"). Loren addressed the Authority and Commission by briefly explaining Umbaugh's background; Umbaugh's working relationship with the Town; what a TIF is; purpose of TIF; uses of TIF funds; economic development used from TIF funds; financing of bonds and leases from TIF; impact and lessening the impact of TIF through pass-through; and past history of pass-through's completed by the town. Loren also explained that a higher level overview with more details will follow in the coming months to insure compliance of the July 15th notification requirement by Indiana Code (IC 36-7-14-39).

07.04. Project Overview

Dale Cheatham wanted to make sure everyone understands what a TIF is by giving an example of how it works. The cash value of TIF funds as of December 31, 2011 is 7.1 million dollars. We are estimating revenues for 2012 to be 2.8 million dollars with a debt obligation of 1.4 million dollars. The overall budget for the Redevelopment Commission is five (5) to six (6) million dollars.

Northfield Drive West and East: Talks have been made with MPO regarding Northfield Drive and they have indicated that we were going to receive

approximately nine (9) million dollars for Northfield Drive East (56th Street Eastward to State Road 136). Additional dialogue took place with the MPO and clarification was made that the nine (9) million dollars was actually for Northfield Drive West (Green Street Westward to State Road 136). We went back to the MPO requesting a reallocation and our request was approved. There is a twenty-percent (20%) match with these MPO funds and it is my recommendation to use the RDC funds for this match. The total cost of construction for both East and West is approximately eleven (11) million dollars. Approximately nine (9) million dollars will come from the MPO and two (2) million dollars will come from the RDC for the twenty-percent (20%) match. We expect construction of Northfield Drive West to start in 2013 and Northfield Drive East project could be let sometime this fall.

Back in 2010 we went to the Indiana Economic Development Commission and asked them to allow us to expand our TIF. What we did is expanded the TIF in the right-of-way and by doing this it gives us the ability to spend the additional dollars within other projects. This expansion was set up so when the Town acquires more property through annexation or consolidation the TIF automatically expands with it. This is one way TIF will help with the Northfield Drive improvements.

Southside I, II, and III /aka/ Tilden: This project runs from Jefferson on East all the way to the drainage ditch. The preliminary estimate for this project is four (4) million dollars. There is right-of-way required that we are in the process of obtaining. We are pretty far along on the design of this project and I anticipate coming back sometime this year to issue debt. This project addresses drainage issues, roadway improvements, along with some utility replacement.

County Agreement: Approximately three (3) to five (5) years ago we entered into an agreement with the county that whenever the part of 56th Street at the interchange access was brought into the Town we had the responsibility for some of the debt service. As a result of the East annexation we have an obligation for some of those debt service cost. I don't have the exact number but, estimate it is \$100,000 to \$200,000.

INDOT Discussion Regarding State Road 267: There are ongoing discussions with INDOT in regards to making some improvements along State Road 267. This is an INDOT controlled road and we have talked to them about letting us take it over. INDOT does not want to relinquish this road, but that doesn't mean they won't in the future. We also have the ability to spend TIF dollars to make improvements to 267. There is one main developer that we've been in communication with regarding this issue that could be mutually beneficial investment for all parties.

Acquisition: Over the course of last year there have been ongoing discussions about the possibility of acquiring a specific piece of property along 267. This property is actually adjacent to the TIF. There has been discussion between RDC and Council about utilizing TIF funds but, that is not the only source of funds for this property. There will be additional dialogue and if the Council decides to use TIF funds then, I would be coming back before you.

Timing of Projects: We are unable to move forward on all projects this year but, if timing allows the engineering for Tilden and East Northfield Drive to be completed within two to three months of each other, Dale may recommend delaying one of those projects going out for bonds so we will only have one debt issuance. This would save the Town in debt issuance cost. We do have the option of paying cash for a project and currently have seven (7) million dollars in the bank. It becomes a question of whether you want to spend those dollars or issue debt.

07.05. Expansion of TIF District

Dale Cheatham addressed the members by recommending we expand our TIF district to include the entire Brownsburg portion of Ronald Reagan Parkway. By doing this the Town is not making a commitment to spend TIF dollars, but giving ourselves flexibility to move more quickly and be a key player in regards to development. The only cost involved with the expansion would be legal and administrative. Brian Bosma would need to be contacted to find out what exactly the process would be. The Commission gave consent to Dale to move forward on the TIF expansion.

07.06. Consider such other matters that May Come Before the RDA/RDC

There being none, the meeting was adjourned.

President Redevelopment Commission

Attest:

Secretary Redevelopment Commission

President Redevelopment Authority

Attest:

Secretary Redevelopment Authority