

BROWNSBURG REDEVELOPMENT COMMISSION
September 4, 2012

These are the minutes of the Redevelopment Commission held on Tuesday, September 4, 2012 at the Town of Brownsburg, 61 N. Green Street, Brownsburg, Indiana.

Commission Members Present: Rob Kendall, Shane Dunigan, Glenn Nulty, and Sean Benham

Commission Members Absent: Ronnie Wilson

Also Present: Grant Kleinhenz, Town Manager; Brian Hartsell, Assistant Town Manager; Tricia Leminger, Town Attorney; and Wendi True, Executive Assistant

Upon determination that a quorum was present for the Redevelopment Commission, the meeting was called to order with the Pledge of Allegiance.

Glenn Nulty moved to approve the Redevelopment Commission meeting minutes of July 3, 2012. The motion was seconded by Sean Benham and unanimously carried.

Old Business: None

New Business:

06.01. Consideration of Resolution No. 2012-02RDC, A Preliminary Resolution of the Town of Brownsburg Redevelopment Commission Regarding the Proposed Addition of Area to the North Beltway Economic Development Area and the Adoption of a Replacement Economic Development Plan Therefore

Grant began the discussion with an overview of the timeline and map provided to the members. Approximately two (2) years ago the TIF areas was expanded. Staff would like to expand this area even further to include the Ronald Reagan interchange and surrounding property as there currently is little to no interest in developing this area due to lack of infrastructure.

Staff would like to capture tax funds from new development. This Resolution would direct staff to begin the process of amending the plan, including various parcels and adding new infrastructure projects. Staff is not proposing to capture the entire amount of dollars collected from the new area, as they would like to be able to have some tax dollars from this area as well to fund future growth needs in the Town. Staff would like to see language for a pass-through included for this purpose. The following projects were discussed as possibilities to encourage growth and development in this area:

1. Ronald Reagan Parkway Extension – US 136 to 300 N. – \$20 million
2. Motorsports Way Connector – Northfield Drive to Ronald Reagan Parkway – \$6 million
3. Connector Road Extension – Ronald Reagan Parkway to 1000 E. – \$5 million
4. US 136 & 900 E. Intersection Realignment/Relocation – \$3 million
5. 900 E. Upgrade/Overpass over I-74 to 56th Street – \$5 million
6. B & O Trail Final Phase – Hornaday Road to Raceway Road – \$7 million

7. Sewer and Water Infrastructure Upgrades in area – \$10 million
8. Purchase Property located on US 136 for Redevelopment – \$3 million
9. Raceway Road Upgrade – US 136 south to Washington Twp Line and north to 56th Street – \$12 million

Glenn Nulty inquired if the CSX is taking any responsibility in this area for the problem intersection at 900 E. and US 136? Grant indicated the Town would partner with CSX as they do have a vested interest in making sure this is a safe crossing.

Staff would like to make sure to maintain flexibility in this area. Sean Benham asked if the Town is requesting all property in this area be included in the TIF? Grant explained initially yes with the understanding the TIF cannot capture increment from residential properties but that they would still be included in case of a developer wishing to purchase several homes and redevelop to commercial, etc.

MOTION: Glenn Nulty made a motion to APPROVE Resolution 2012-02RDC, seconded by Shane Dunigan. Motion passed 4-0

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

Shane Dunigan inquired how the 56th Street light project is progressing. Grant let the Commission know the project has progressed well. The light poles are down on both sides and new electrical conduit has been run along the east and north side of 56th Street and bases are in place. Currently they are working on the conduit along the south and west side. The project is projected to last another 30-45 days.

MOTION: Sean Benham made a motion to ADJOURN, Shane Dunigan seconded. Meeting was adjourned at 6:25p.

Rob Kendall, President Redevelopment Commission

Attest:

Glenn Nulty, Secretary Redevelopment Commission