

**CITY OF CRAWFORDSVILLE**  
**REDEVELOPMENT COMMISSION**  
**MEETING MINUTES - Amended**  
June 6, 2017 – 8:30 a.m. – Special Meeting

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The Crawfordsville Redevelopment Commission met on Tuesday, June 6, 2017 in special session at 8:30 a.m. in the Common Council Chambers of the City Building. Members present were: Jack Whitecotton, Dan Rogers, Virginia Servies and Joe Sadowski. Others in attendance were: ex-officio member Steven McLaughlin; Mayor Todd Barton; Dale Petrie, Director of Operations; Kent Minnette, City Attorney of Kirtley, Taylor, Sims, Chadd and Minnette; Terri Gadd, City Clerk-Treasurer; Logan Kleiman, City Intern from Wabash College; Angie Light, Office Assistant; and Megan Huckstep, Executive Assistant, Department of Planning & Community Development.

President Virginia Servies called the meeting to order at 8:30 a.m. and the roll was called.

Meeting minutes from March 22, 2017 were presented. Jack Whitecotton made a motion to approve the minutes as presented. Seconded by Dan Rogers. Motion approved 4-0.

The following claims were submitted to the Commission for consideration:

- |   |          |
|---|----------|
| 1. Journal Review                               | \$200.83 |
| 2. The Paper of Montgomery County               | \$95.15  |
| 3. The Paper of Montgomery County               | \$75.07  |
| 4. Taylor, Chadd, Minnette, Schneider & Clutter | \$962.50 |

Dan Rogers made a motion to approve the claims as submitted. Jack Whitecotton seconded. Motion approved 4-0.

Updated financial reports were submitted by City Clerk-Treasurer Terri Gadd. She explained that the submitted reports demonstrated records through April 2017. She informed the Commission that tax dollars should be received in June and bond payments will have been made and reflected on the next report. With no further discussion, Dan Rogers moved to acknowledge receipt of the financial reports. Jack Whitecotton seconded. Motion approved 4-0.

An updated report was provided by Director of Operations Dale Petrie, who informed the Commission that the City had closed on the PNC building which would be the location for Fusion 54. Mr. Petrie explained that the intent was to renovate the building. He explained that architects had already been consulted and plans were being drafted. He provided a brief overview of the entities and where they would be located in the building. He stated that the primary tenant on the first floor would be PNC Bank; however the Visitors Center would also like to have space on the first floor as well. Mr. Petrie also updated the Commission on Pike-Place Park as well as the trail projects.

Mayor Todd Barton introduced Cheryl Morphew, contracted professional consultant for economic development of the Commerce Park and the City in general. Mrs. Morphew came forward to provide a brief over view of her background and what her target areas were for economic development. Ms. Morphew stated that she was currently updating the sites and buildings database. She stressed the importance of having an up to date inventory that is current for leads. She stated that the city has likely missed some opportunities. Ms. Morphew informed the Commission that she was meeting people and establishing contacts. She emphasized promoting Crawfordsville and what is going on here in the community.

With there being no items of old business to discuss, the Commission proceeded with new business. City Attorney Kent Minnette provided a brief overview of tax increment financing. Attorney Minnette stated that

Umbaugh had done a professional analysis determining that there was no additional assessed valuation available for release to the taxing units. Resolutions were presented to the Commission for consideration. Dan Rodgers made a motion to approve resolution 1-2017 finding that no excess assessed valuation to be released from the Crawfordsville Square Allocation Area. Joe Boswell seconded. Motion approved 4-0. Dan Rodgers then made a motion to approve resolution 2-2017, releasing no excess assessed valuation from the Commerce Park Allocation Area. Jack Whitecotton seconded. Motion approved 4-0. Jack Whitecotton made a motion to approved resolution 3-2017, releasing no excess assessed valuation from the Pace Dairy Allocation Area. Dan Rodgers seconded. Motion approved 4-0. Dan Rogers made a motion to approved resolution 4-2017, releasing no excess assessed valuation from the Power Plant Allocation Area. Jack Whitecotton seconded. Motion approved 4-0. Last, Dan Rodgers moved to accept resolution 5-2017 as presented, releasing no excess assessed valuation from the MetroNet Allocation Area. Jack Whitecotton seconded. Motion approved 4-0.

Mayor Barton informed the Commission that he had some potential projects for them in the near future. He proceeded to update the Commission on current projects. He noted that that construction of the Wal\*Mart road was underway. He reported that the Concord Road project was on scheduled with anticipated construction mid-year 2018.


Discussion arose among the Commission. Virginia Servies questioned if there was a limit to the number of TIF districts a community could have. It was noted that there was no specific number. Mayor Barton explained that TIF areas were powerful tools that had to be used appropriately with the school districts considered.

In other business, Virginia Servies asked for an update on the marketing proposal submitted by Don Tharp. Mayor Barton stated that he had not received any recent communication. He reported that Cheryl Morphew had been contracted and materials staff was currently working on marketing materials.

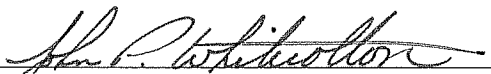
Mayor Barton introduced Logan Kleiman, as the City's summer intern from Wabash College.

With no further business, the meeting adjourned at 9:02 a.m.

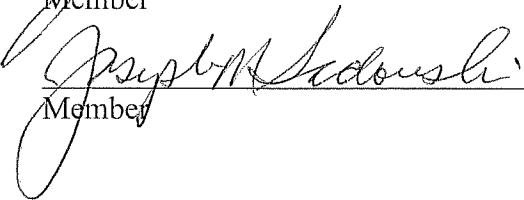
Minutes Approved: 7/18/17

  
President

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Member

  
Member

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Member

  
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Minutes Approved: 08.15.2017

Virginia Servies  
President

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Member

Jack Whitecotton  
Member

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Member

Joe Sadowski  
Member