

**CITY OF CRAWFORDSVILLE**  
**REDEVELOPMENT COMMISSION**  
**SPECIAL MEETING MINUTES**  
December 19, 2017– 8:30 a.m.

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The Crawfordsville Redevelopment Commission met in regular session on Tuesday, December 19, 2017 at 8:30 a.m. in the Common Council Chambers of the City Building. Members present were: Jack Whitecotton, Dan Rogers and Joe Sadowski. Others in attendance were: Mayor Todd Barton; Brandy Allen, Director of Planning & Community Development; Kent Minnette, City Attorney of Taylor, Chadd, Minnette, Schneider and Clutter; Terri Gadd, City Clerk-Treasurer; Cheryl Morphew, Economic Development Consultant; and Megan Huckstep, Executive Assistant, Department of Planning & Community Development.

Vice President Jack Whitecotton called the meeting to order at 8:30 a.m. and the roll was called.

Meeting minutes from November 21, 2017 were presented. With there being no additions or corrections, Dan Rogers moved to approve the minutes as presented. Joe Sadowski seconded. Motion approved 3-0.

The following claims were submitted to the Commission for consideration:

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|---|-------------|
| 1. Stephen Akers Architect, LLC                 | \$26,081.96 |
| 2. Stephen Akers Architect, LLC                 | \$62,000.00 |
| 3. ENVOY, Inc.                                  | \$ 4,000.00 |
| 4. Taylor, Chadd, Minnette, Schneider & Clutter | \$ 420.00   |
| 5. Crawfordsville Outdoor                       | \$ 859.00   |

Dan Rogers made a motion to approve all the claims as submitted. Joe Sadowski seconded. Motion approved 3-0.

Clerk-Treasurer Terri Gadd presented updated financial reports. She reported that property tax installments would be received. She informed the Commission that Loren Coon had not paid his farm rent for his installment on the Commerce Park farm property, prior to the meeting. She stated that she expected him later this week. Dan Rogers moved to accept the financial reports as presented. Joe Sadowski seconded. Motion approved 3-0.

Dale Petrie, Director of Operations, provided a brief update of the active Stellar projects. Mr. Petrie stated that demolition of the PNC building would begin at the start of the New Year, with remodel construction following. It was noted that a pre-bid meeting was scheduled with bids being requested on or before January 17<sup>th</sup> in order to award contracts at the end of January. Mr. Petrie stated that the final review for Pike Place as well as the Downtown Trailhead Park were considered the day prior to the meeting. He explained that detailed prints would be completed with construction expected no later than March 2018. Overall, Mr. Petrie stated that the community would visually see lots of activity soon.

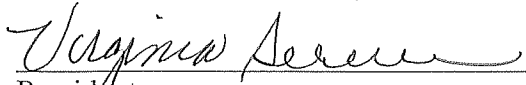
Cheryl Morphew, Economic Development Consultant, reported that one lead had been received from the State requesting an existing building with the potential to expand. She informed the Commission that the City currently was unable to meet the requirements; therefore unable to respond to the request. Ms. Morphew also updated the Commission on recent, personal site tours she held following the Site Selector Showcase that was held earlier in the year. She addressed the impact of missed opportunities because we do not have existing vacant buildings. Discussion arose regarding shell or flex building option(s). Ms. Morphew informed Commission members that the last workforce development roundtable was recently held. She stated that a survey was sent out to prepare for roundtable discussions as they continue in 2018. In addition, Ms. Morphew discussed collaboration between the Chamber and businesses to have a centralized location for job opportunities. Ms. Morphew also noted that a press release was issued on Stellar Progress and a joint article between the city and county was also published.

There were no items of old business.

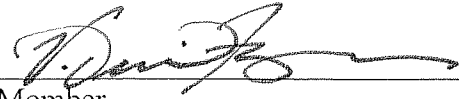
Under items of new business, Commission members were presented with a resolution to consider recommending approval of a deduction for tax abatement purposes in an economic development area. Ms. Allen explained that the request was for a ten year tax abatement on new equipment for cheese line. She stated that the investment would be \$5.69 million dollars with the intent to add five jobs at \$20.00 per hour. Ms. Allen stated that that the tax abatement request was within a TIF district and was a little different because Kroger bought their own bonds therefore the city does not receive tax increment. The tax increment actually goes to Kroger who pays their taxes and pays off their bond. After further discussion, Dan Rogers moved to approve resolution 7-2017 recommending approval of a deduction for the purpose of tax abatement in an economic development area. Joe Sadowski seconded. Motion approved 3-0

With no further business, the meeting adjourned at 9:00 a.m.

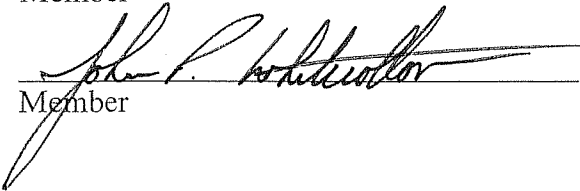
Minutes Approved: 02.20.2018

  
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President

  
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Member

  
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