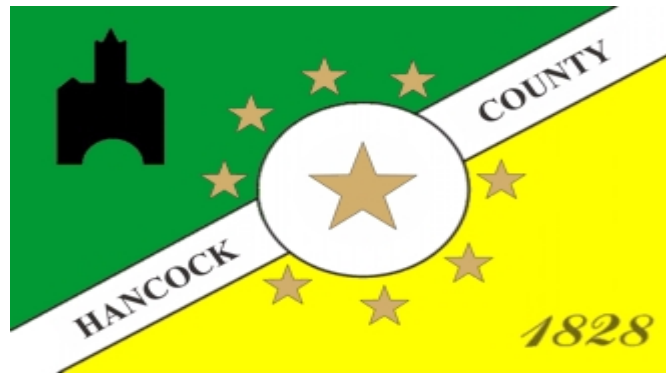


HANCOCK COUNTY ECONOMIC DEVELOPMENT

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Hancock County Redevelopment Minutes February 9, 2023

Time & Place	The Hancock County Redevelopment Commission (RDC) met at 8:00 AM on February 9th, 2023, at the Hancock County Annex, Commissioners' Court Room 111 S. American Legion Place, Suite 217 Greenfield, IN 46140
Present	Mary Zurbuch, Gary Pool, Kent Fisk, David Hawkins, Tom Strayer
Absent	Keely Butrum
Call to Order	Meeting called to order by Kent Fisk at 8:00 AM.
Minutes	Motion to approve January meeting minutes made by Mary Zurbuch. Second made by David Hawkins. Motion approved
Gary Pool	Interchange study- INDOT is requiring a more in depth graphic traffic study. Fee for HNTB/United will be higher \$650,000. There are still funds to pay this fee. Meeting with I3 to finish MOU for the construction of the roundabout and road construction on 500W. Mary Zurbuch asked to see MOU as soon as possible for review. Seg B 400N-500N to McCordsville had a pre-construction meeting. There will be small closures and work will begin when the weather permits. Walmart trying to petition and pay for an extra lane for Enterprise Dr. McCordsville wants to put in extra lights also. There are no funds or agreements

Mary Zurbuch asked for the RDC commitment and was also advised that we will receive an 80% grant. Gary Pool advised the goal is to have roundabouts completed by end of the year and with minimal closures on 600W. Walmart is redoing 500N between 500W-600W.

Buck Creek Township Buck Creek Fire Dept Micki Simunek Buck Creek Township Trustee introduced Chief Brandon Wilch. The balance of the purchase of replacement air paks is \$133,640.31. \$403,000.00 to be approved for payment today. Kent advised there will be \$347,000.00 left in the RDC Public Safety line item in the budget for 2023. Kent advised he doesn't have a problem paying the \$133,640.31. Mary asked if there was anything in writing between the commissioners to pay the balance of the air pak bill. Trustee Simunek and the fire chief did advise they have applied for several grants which they did not receive.

Kent brought up having projects brought to the RDC quarterly. He also advised the council would like to see projects put into the county budgets ahead of time. He also pointed out that Buck Creek Township is 75% TIF.

Green Township Fire Dept. Stephanie Jones is requesting \$130,000.00 for down payment on the chassis for a new fire truck. Kent Fisk advised Attorney Lisa Lee with Ice Miller has said this department doesn't meet the requirements to receive TIF monies. The TIF district they are in is brand new and there is no money in yet. Kent Fisk advised he would reach out to counsel Lisa Lee again and then advised Stephanie to talk to Council again to see what finds might be available.

Jason Semler Baker Tilly presented annual TIF agreement for approval by the RDC board. Jason advised there is information due by April 15th for the Gateway.

Once approved, they can start working on that. Mary Zurbuch made motion to stay in contract with Baker Tilly. Tom Strayer second. Motion approved.

Kent Fisk Ice Miller confidential attorney agreement. Kent has asked counsel to review the agreement. There has never been an RFP for these services. Mary Zurbuch asked if this was procured properly and do the commissioners approve of this document. Commissioner Bill Spalding advised they needed to bring this to the RDC board. Mary Zurbuch said we need to be conscious of taxpayer dollars. If there is no competition we need to make sure we are in the right marketplace and correct pricing. Document will be given to the commissioners for review and approval. Mary Zurbuch said there needs to be written standard to show commissioners approve of different agreements and etc. Kent Fisk said Scott Benkie will review and give a

recommendation at the next meeting. This is tabled until the next meeting.

Hancock Health

Kent Fisk asked Harold Gibson what his role with Hancock Health is. He is a full time hospital employee now. Rob Matt explained there is a 22.5 million dollar bond at no expense to the taxpayers. Requests for monies are made to RDC for reimbursement after showing work that has been completed on the project. There are 2 more phases of the project and the budget still has the money to complete the next phases. Gary Pool advised mostly roads and utilities were bought with the money.

Mary Zurbuch made motion to approve \$7,871,845.07 to be paid to Hancock Health. Tom Strayer made second. Motion approved.

Invoices

Motion to approve the invoices totaling \$1,079,214.27. Motion to approve payment of invoices was made by Mary Zurbuch and was seconded by Tom Strayer. Motion passed.

Barnes & Thornburg

\$972.25

Clark Dietz

\$7,782.45

DLZ

\$87,447.73

WSP (USA)

\$59,746.69

Benkie & Crawford

\$2,580.00

Seventy Connect II

\$473,543.25

Baker & Tilly

\$ 12,665.00

Baker & Tilly

\$12,376.40

MES (Buck Creek Air paks)

\$403,000.00

Hancock County Clerk

\$3400 (Molle appraisal) Cause # 30D012201PL000028- Real Estate

Hancock County Clerk

\$3400 (Molle appraisal) Cause # 30D012201PL000028- Indiana Appraisal Service

Hancock County Clerk

\$1200 (Nylund appraisal) Cause # 30C012201PL000029- Indiana Appraisal Service

Hancock County Clerk

\$1200 (Nylund appraisal) Cause # 30C012201PL000029- Zinn

Hancock County Clerk

\$1800 (Phillips/Burns appraisal) Cause # 30D012111PL001632 Carmichael

Hancock County Clerk

\$1800 (Kritikos appraisal) Cause# 30D012112PL001709 - Carmichael

Hancock County Clerk

\$1800 (Kritikos appraisal) Cause # 30D0121122112PL001709- Indiana Appraisal Service

Hancock County Clerk

\$2100 (Kritikos) Cause# 30D012109PL001278-Carmichael

Hancock County Clerk

\$2100 (Kritikos) Cause# 30D012109PL001278-Indiana Appraisal Ser

Adjournment

Mary Zurbuch made a motion for adjournment at 0907.
David Hawkins seconded the motion.

Next RDC Meeting:

Thursday March 9th, 2023 at 8:00AM

Mr. Kent Fisk, President

KF/cc