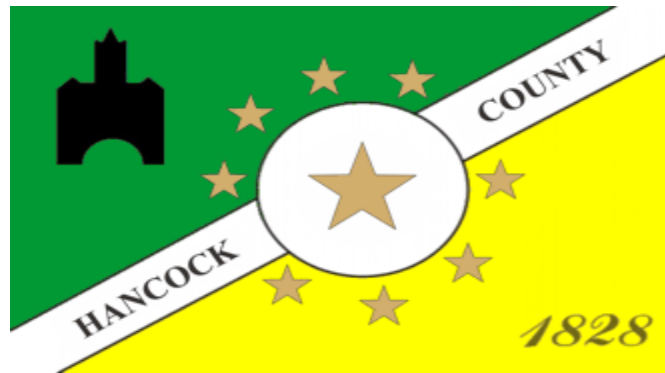


HANCOCK COUNTY ECONOMIC DEVELOPMENT
111 S. American Legion Place Ste. 217
Greenfield, IN 46140
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Hancock County Redevelopment Minutes
May 11th, 2023

Time & Place	The Hancock County Redevelopment Commission (RDC) met at 8:00 AM on June 8th, 2023, at the Hancock County Annex, Commissioners' Court Room 111 S. American Legion Place, Suite 217 Greenfield, IN 46140
Present	Mary Zurbuch, Kent Fisk David Hawkins, Tom Strayer, Keely Butrum
Call to Order	Meeting called to order by President Kent Fisk at 8:06AM
Minutes	Motion to approve minutes from May 11th ,2023 meeting. Keely Butrum made the motion to approve the minutes. Mary Zurbuch gave the second. Motion approved.
Invoices	Mary Zurbuch made the motion to approve the invoices totaling \$272,488.00 Second by David Hawkins. Motion passed. Motion made by Mary Zurbuch to pay Locutions Systems \$35,056.00 . Second by Tom Strayer. David Hawkins recused himself from the vote.

WSP (USA)	\$71,602.23
Clark Dietz	\$5,662.18
United Consulting	\$18,693.75
Hardisty Irrev. Trust	\$7,300.00
Benkie & Crawford	\$11,900.00
Hancock County Clerk-Zinn	\$300.00
Locution Systems,Inc. (Vernon)	\$35,056.00
Mt. Vernon School (Mini buses)	\$125,000.00
Asphalt Materials	\$57,192.02

Amplify Project

Veridus advised they are still in conceptual design. Ivy Tech will have 41,000 sq ft. Hancock Health 3000 sq ft. Civic space 2700 sq ft, Common Area 24,000 sq ft 2nd floor will have 20,000 sq ft for future expansion and there will have an immediate need for this.

Next step is schematic design, Bring on delivery system, RFQ will be next and bring in a Construction Manager (CM)

They also want to have a CM on board during schematic design so pricing can be done as well. Conceptual design is completed.

\$225,000 has been paid by county and \$125,000 from the RDC. \$191,000 is remaining in the fund. Schematic design will be \$400,000.

A draft of Pro Forma Summary has been completed, but partner contributions are not finalized yet.

Contributions from partners towards operations total \$941,000 \$842,000 operational cost. County doesn't want to contribute to this.

There will be the opportunity to rent out the community rooms and capture approximately \$80,000 for the year.

Review of conceptual cost 101,000 sq ft. \$55 million dollars Commissioner will contribute \$40 million to project.

Will be asking during schematic asking for MOU with partners that details out obligations. Will have partner agreements.

Mike Burrow Ninestar CEO -Duke will cover this area. Will be connected to fastest fiber

internet connection in the area. Water and sewer infrastructure will be needed in the 200W area.

Commissioners allocated 6 million dollars of ARPA fund for water. Water main will extend east from water tower at Gateway. Will connect to Riley Village and the campground for better water. This was 100% paid for by Ninestar. Sewer has received a draft of agreement. They are reviewing now. Should be returning document with their edits and will be sent back to commissioners for review.

Waster water should be able to be there for opening of building August 2025. There are known reserves for 7-8 million gallons extra a day. Extension will go across US40. Sewer line will go up 200W. 60,000 gallons a day IDEM can get to million+ a day. Good plan that is capable to be expanded. Greenspace is already being planned for the area also.

Capital Stack consists of:

County bond proceeds 40 million

Readi Funds 1.4 million approved by IEDC. They will draw down by John Hancock and be allocated by end of 2025.

Possibly approved for 10 million dollar loan at reduced interest rate Has matrix of all grant cycles. Also private sector foundations they are in the process for those applications for funds.

Meeting with Superintendents about utilizing their community foundations also. RDC has the power to bond without council approval. For transparency purposes it will be taken back to the council.

Kent Fisk advised Commissioner Spalding would like Mary Zurbuch to be appointed to The Amplify Project Board.

Keely made motion to have Mary Zurbuch as the appointee to the Amplify Project Board. Seconded by Tom Strayer. Motion passed.

Commissioners have set up Baird with an engagement letter on the bond issue for the Amplify Project.

Motion to allow President Kent Fisk to sign Baird engagement letter. Motion made by Mary Zurbuch. Tom Strayer seconded. Motion passes.

This is not the board agreeing to a bond, its just an engagement letter. This is just to start the conversation. This agreement could be terminated if needed by a 30 day letter.

Keely Butrum advised Fire department personnel can now be hired by TIF funds retroactive to first of year 2023.

She would like to make this an agenda item for next month's meeting.

She would specifically like to discuss hiring for Buck Creek Fire Dept. Kent Fisk advised that operational fund would need to be addressed also. Buck Creek Fire Chief Brandon Wilch advised he is willing to meet with board members and discuss this. Keely Butrum left the meeting at 0908.

Motion made by Mary Zurbuch to allow President Fisk sign baker tilly. Second by David Hawkins. Motion passed.

Adjournment

Mary Zurbuch made a motion for adjournment at 8:51AM.
Keely Butrum seconded the motion.

Next RDC Meeting:

Thursday June 8th, 2023 at 8:00AM

Ms. Keely Butrum, Secretary

KB/cc