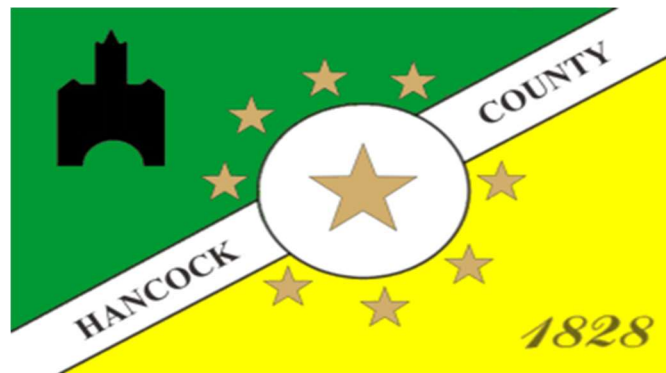


HANCOCK COUNTY ECONOMIC DEVELOPMENT
111 S. American Legion Place Ste. 217
Greenfield, IN 46140
317-477-1828
Fax 317-477-1156



Hancock County Redevelopment Minutes
July 13th, 2023

- Time & Place** The Hancock County Redevelopment Commission (RDC) met at 8:00 AM on July 13th, 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, Gary Pool (on computer)
Tom Strayer, Keely Butrum, Miriam Shoaff-Rolles
- Call to Order** Meeting called to order by President Kent Fisk at 8:00AM
- Minutes** Motion to approve minutes from June 8th ,2023 meeting with date corrections. Mary Zurbuch made the motion to approve the minutes. Keely Butrum gave the second. Motion approved.
- Randy Sorrell(HEDC)** Randy spoke about parcels that were removed from the TIF Mt. Comfort TIF Area #1. He advised he thought they were removed in advertently. Ambrose has built buildings on those parcels and we need to make sure that we capture the money from those.
- Amplify Hancock** Kent Fisk advised the 5013C board is set now. Design costs have been set. The size of the building is fluctuating still between 85,000sq. ft – 98,000 sq. ft. Kent advised he had spoken to Jason Semler (BakerTilly) as well as Greg Guerrataz about the bond being paid for out of the original TIF. Gary Pool is also working on a plan for TIF paying the bond. Mary Zurbuch advised she wanted approval Jason and Greg before moving forward. RDC will do the bond, but everything flows thru the Board

of Commissioner and the County Council. Mary Zurbuch advised that Commissioner Spalding was not going to move forward unless there signed commitments for tenants. Mary Zurbuch advised Lisa Lee suggested Commissioner Spalding meet with construction counsel in their office as to whether to manage the building or buy it.

Gary Pool 500W will be paved next week. The roundabout should be done by next meeting in August.
Lauth (True Brands) will be brought to meeting next month. It is on the agenda for both the agenda and council. The resolutions were approved but the EDA has not. They will be bringing amended resolutions and EDA to the meeting for signature
The TIF plan document will need to be updated in order to use funds for operational costs. Gary Pool will be meeting with Ice Miller to change this document according to new legislation. Budget line items need to be changed and approved by Council. Mary Zurbuch advised she is worried about defining what the money is used for by public safety. There was discussion amongst the board about ensuring public safety has financial plans for the future.

Keely Butrum made a motion for Gary Pool or his his personnel to start process to bring operating costs into our TIF plan. 2nd made by Mary Zurbuch. Motion passed.

Gary Pool advised there were parcels split and removed from TIF area. Gary Pool advised that they will meet with Lisa Lee to discuss adding them back to the TIF. Nicole Byerly advised that a letter was sent in 2020 asking for these to be removed. Gary advised they will need to speak with Baker Tilly about this also.

Invoices Keely Butrum made the motion to approve all invoices as presented except for Locutions Systems, Inc. Second by Tom Strayer. Motion passed.
Motion made by Keely Butrum to pay Locutions Systems Inc as presented. Second by Tom Strayer. David Hawkins recused himself from the vote.

RDC Budget The board reviewed the budget presented and passed at Council meeting yesterday.

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

Next RDC Meeting: Thursday August 10th, 2023 at 8:00AM.

Ms. Keely Butrum, Secretary

KB/cc