

REGULAR MEETING – MARION COMMON COUNCIL – NOVEMBER 17, 2020 – 7:00 P.M., CITY HALL

The Common Council of the City of Marion, Indiana met in regular session on Tuesday, the 17th day of November, 2020 at the hour of 7:00 p.m. in the Council Chambers, City Hall.

On the call of the roll the following members were shown to be absent or present as follows:

Present: Luzadder, Cowgill, Cain, Henderson, Fordyce, Brunner, and Cline.

Absent: Batchelor and Fouce.

COMMITTEE REPORTS: Councilman Brad Luzadder told the Council that the Rules Committee and the Ordinance Committee will be meeting next Tuesday at 6:00 p.m. right here in the Council Chambers. There are four or five ordinances they will be looking at and there will also be a presentation by Chuck Binkerd for the Utility Board with the long distance control plan that was put into place a couple of years ago that will be discussed as well because it will be coming before the entire Council for an \$11,000,000 bond issue, Luzadder said.

Councilman Brian Cowgill said he doesn't know if everybody is aware of it or not but if not he just wanted to make everyone aware of it. The old Southeast Elementary School off of Lincoln Boulevard, it was just purchased about a month ago and he stopped in there and was talking to the gentleman that owns it and it's going to be an autistic center for autistic children. He thought that was exciting. They don't have anything like that here and he thinks there's a great need for something like that. So, that's what it's going to be, Cowgill said.

NEW BUSINESS

RESOLUTION NO. 15-2020

The City Clerk read Resolution No. 15-2020 by title only, Resolution of the Marion Common Council regarding approval of new allocation area created within the Marion Consolidated Economic Development Area. Heather James from Ice Miller told the Council she thinks that everyone is pretty familiar with this project but, by way of recap, the Redevelopment Commission met on October 27th and adopted their declaratory resolution. After that, the Plan Commission met and adopted their Plan Commission Order. And then she came to them and asked them to adopt a resolution approving the Plan Commission Order, which they did. And earlier this evening, the Redevelopment Commission held their public hearing and then adopted a resolution confirming what they did at the declaratory resolution stage. So the final step in this TIF process is consideration by this body of the resolution this evening, which would approve the creation of the new allocation area. She's happy to answer any questions that they have regarding the resolution or what the resolution hopes to accomplish or anything else, James said. Councilman Mike Cline asked, what was the discussion at the Redevelopment Commission, both internally and from the public? Ms. James asked Cain, did she want to answer? Council President Deb Cain told James, no, go ahead. James said, okay, sorry, she didn't want to interrupt her. Ms. James told Cline, nobody from the public spoke except for the gentleman from the school board and he just made a statement about how these things are very important to the school board and the impact that these sorts of actions have on schools but she didn't take it to be negative in any way. It was just more of a comment. And the Commissioners asked a couple of questions, just clarifying the action that was being taken and making sure they understood what it was that they were doing. Cain asked James, can she clarify for them also in that meeting that there's not a bond on this at all. Ms. James replied, that is 100% correct. Cain said, and then can she also just reiterate the question that was asked earlier at the 5:00 p.m. meeting, what benefit is this to all three, the Ridley Tower? James told Cain, sure. So the benefit is that it's providing the Redevelopment Commission with the flexibility to, in the future, consider using funds that are generated by this parcel for the things that are in the Economic Development Plan and the things that they are adding to the Economic Development Plan, again, are the remodeling, renovation, or rebuild of the existing fire station, the portion of the renovation of the Ridley Tower Building that has not commenced yet, and the portion of the remodeling, renovation, and expansion of the 141 Building that they discussed last time. But again, this action in no way binds anybody to have to utilize the funds for any of those projects. It just provides the ability for funds to be used on those projects in the future. Was that responsive to her question, James asked Cain. Mrs. Cain said, so, just a question she thought of later, so Ice Miller is involved in this. Is there, she means, are they being paid by the city or the Economic Growth Council? Ms. James replied, great question.

RESOLUTION NO. 15-2020 Continued

She would assume, they said they would represent the city, she would assume they'd be paid by the city, most likely out of TIF funds. She should say the other benefit is that it elongates the life of the allocation area which is something they discussed at the 5:00 p.m. meeting and they discussed at the last Council meeting as well. Cain said, it will add 25 years to it. James said it will provide the ability for the allocation area to go out as far as 25 years from the date that any obligations are issued, payable from the TIF, generated from this allocation area. Mrs. Cain told James she doesn't know if she can answer this or if the Administration has to answer this but is the fire station in this going to definitely transpire or is this just a teaser? Ms. James told Cain that's not a legal question for her to answer but her understanding is that it's something that's definitely being considered and was the entire purpose of going through this process of amending the plan to include the fire station project. Councilman Brad Luzadder said the soonest, they were discussing he believes at the last meeting, was 2023 is what they were looking at for funds being.... James asked, generated? Luzadder stated, yes. Is that correct? James said she thinks that's right, yeah. She would defer to Baker Tilly but Andy's giving her the nod that that's correct, yes. But the base assessment date would be set as of January 1, 2020 so any increases in assessed value and real property assessed value on this parcel, from January 1, 2020 on, will be captured and put in this allocation fund. Luzadder said, and we'll be making sure that it doesn't get zeroed out at some point in time like some of the other TIF Districts have? James replied, well, so the base will be reset, right, because they're pulling the parcel out and creating a new base assessment date so it'll be reset as of January 1, 2020. So there's actually more funds that will be flowing through to the overlapping taxing unit because they're moving the base assessment date forward from what it previously was under the old declaratory resolution. Mrs. Cain said, so and as Ridley Tower improves each floor, like right now, the restaurant is looking at going in there, there's a coffee shop, then each time that those individual projects are completed then they'll be reassessed? Is that what she is understanding? Is that understanding a good understanding or not? James said she didn't know that she could speak to how the Assessor is assessing the Ridley Tower Building. Maybe Andy may have a better handle on that. Andy Mouser from Baker Tilly told the Council the Assessor will go out there just once a year. The assessment date is January 1 of each year so kind of anything that happens between this January 1 and the next January 1 will get picked up for the following tax year. Being no further questions from the Council, motion was made by Cline, 2nd by Councilman Jim Brunner to pass Resolution No. 15-2020. Motion carried by the following vote. Aye: Luzadder, Cowgill, Cain, Henderson, Fordyce, Brunner and Cline. Nay: None.

Being no further business to come before the Council, on a motion by Cowgill, 2nd by Fordyce, the meeting adjourned. Time being 7:12 p.m.