

**MARION REDEVELOPMENT COMMISSION  
BOARD MEETING  
October 17, 2017**

MEMBERS PRESENT: Steve Smithley, Dru McCoy, Steve Henderson, Scott Murphy, Ed Merchant  
MEMBERS ABSENT: Shonda Gladden (attended telephonically)

OTHERS PRESENT: Herb Spitzer, Janet Pearson, Julie Flores, Mike Flynn, Jerry Foustnight, Whitney Gilbert, Mayor Jess Alumbaugh, Tyler Juranovich

Meeting called to order at 9:00 am by Steve Smithley

Motion to approve the August 23, 2017 minutes- Ed Merchant; seconded Steve Henderson.

**Motion carried.**

**Dissolving 2 TIF's**

Steve Smithley stated at the last meeting Steve Henderson suggested that two of the TIF's be dissolved, the Washington St. EDA and the North Park Mall. All of the properties in the Washington Street TIF are all owned by Marion Utilities now and the mall has a bunch of properties. Julie Flores stated that in her personal opinion the TIF at the mall should not be dissolved because at some point be redeveloped. It will cost us money to un-dissolve things. TIF's that are not associated with a bond help us to make other payments, like Wetland mitigations that we are paying for Dollar General. Any TIF money that is not tied to a bond helps us with expenses like that or legal expenses. Steve Smithley stated his personal opinion is that he does not have an issue with the Washington Street TIF being dissolved, we can document that everything in that TIF is owned by Marion Municipal Utilities there will never be any income. The owners of the mall are looking to sell off different properties. If the new owners were to do anything to improve without being carved out then extra money would be used for infrastructure improvements.

Julie Flores stated there may be some expense to get it undone. Jess Alumbaugh asked what kind of expense. Herb Spitzer stated he has to do research because we have never done this before. Herb Spitzer stated we would want advice from the legal advisors. Mayor Jess Alumbaugh asked that the board revisit this issue once they know what the costs will be.

**BEP Application**

Steve Smithley stated that Jerry Foustnight contacted him about the city receiving more funds for BEP. Jerry Foustnight stated that in round 1 there were forty-nine properties demolished, in round 2 there were twenty-four properties demolished and in round 3 there are seven properties to be demolished through the BEP Program. We did have some properties that did not qualify for the program so we had to replace them with other properties. Once we demolish the property it has to be kept as green space for three years. The maintenance begins the day the demolition is complete.

Mayor Jess Alumbaugh stated that he does not want to acquiring properties and not selling them. He would like to sell them to neighbors etc. to get them back on the tax rolls. Herb Spitzer stated the state requires the city the property at its appraised value. Under the current program we go through the appraisal process. Sally Jenks appraises every lot we sell, we get a second appraisal from Jerry Foustnight and Janet Pearson. Jess Alumbaugh stated he just wants to find an effective way to get rid of the properties. Herb Spitzer stated that there is a process for this body to sell the properties and that is to put them up for bid.

## **Amendment to Resolution**

Steve Smithley stated there was a mistake in the numbering of the resolutions and we need to change resolution 2 to resolution 1.

Motion to change resolution 2 to resolution 1- Dru McCoy; seconded Ed Merchant.

**Motion carried.**

Herb Spitzer stated for the record that with respect to the mortgages and notes that we have to sign this body, not this board but the predecessor board gave authority to the president and secretary to execute those documents when need be for the BEP Program without bringing it back to the board.

Motion to approve the president and secretary to have the authority sign documents regarding the mortgages and notes for the BEP Program without having a meeting- Ed Merchant; seconded Dru McCoy.

**Motion carried.**

Steve Henderson stated that Dunham's property is listed in the University Market Place. It was the county's mistake and the county will not change that until someone tells them. If it does not get changed then the Dunham's money will get appropriated in with University Market Place. Steve Smithley asked if Mike Flynn made contact as the executive director could make the contact. Steve Smithley told Mike Flynn that if he needed anything from the board regarding this to let the board know. Mike Flynn stated he will make contact with Roger Bainbridge.

Meeting adjourned

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Stephen A. Smithley- President

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Dru McCoy- Secretary