

MARION REDEVELOPMENT COMMISSION

BOARD MEETING

February 25, 2019

MEMBERS PRESENT: Ed Merchant, Steve Henderson, Steve Smithley, Deb Cain, Jacquie Dodyk, and Todd Nicholson

MEMBER ABSENT:

OTHERS PRESENT: Herb Spitzer, Heather James, Carolyn Muyskens, Steve Berry, Ryan Drook and Janet Pearson

Meeting called to order at 10:00 am by Steve Smithley.

Approval of minutes from the minutes for January 2, 2019. Motion- Ed Merchant; seconded Deb Cain. Steve Smithley abstained.

Resolution 2-2019

Heather James from the bond counsel firm Ice Miller out of Indianapolis.

Heather James: This resolution has a twofold purpose. In 2005 this body met originally to create a State Road 18 West economic development area and the purpose of this resolution; number 1 to expand the boundaries of that area and number two to add the expansion for a portion of the project that CIE is planning on moving forward with to do the economic development plan. As you likely know you cannot use TIF for any projects that are not in your plan, so this is the first step to go through the TIF amendment process. To expand the boundaries you have to add the project to the plan. So I have put together a time table that put together all of these steps but I will just run through them quickly with you. This morning were are asking you to consider adoption of this resolution after that we go to the plan commission and have them consider an order that basically states that this, what you are doing today is in line with the plan of economic development for the city. Then we go to the council who considers what you have done today and what the plan commission has done and then we come back to you again, publish a ten day notice and ask you to hold a public hearing at which point you would consider adoption of a confirmatory resolution which simply confirms everything you are doing today. It's a bit of a redundant process but it is the legislatures attempt at making things very transparent. Then we go back to the council a second time and ask them to approve the expansion of the area. So there are lots of folks involved and lots of steps to simply expand the original area and allocation are to include two new parcels and to add the expansion project to your economic development plan. So I am happy to answer any questions you have about the resolution or the development process.

Ed Merchant: Where is it Steve? Does it adjoin your property?

Steve Berry: Yes. Actually to the east the old Omni Source property.

Ed Merchant: Ok.

Steve Henderson: The question I have is the property has not been annexed into the city yet right.

Heather James: Correct

Steve Henderson: And this resolution really cannot be voted on by us because we cannot vote on property that is not inside the city. This commission can only vote on property that is within the city.

Heather James: No, so the Grant County Commissioners are expected to adopt their resolution on March 4th, then assign jurisdiction of this expansion project to you. So this resolution contemplates that they are expected to assign jurisdiction to you.

Steve Henderson: So we should wait until we get that to make this one hundred percent legal until that happens we shouldn't be able to vote on it.

Heather James: No, because you can go ahead and adopt this resolution with the expectation that the Grant County Commissioners are going to do that and again you will have a public hearing and a confirmatory resolution where you confirm what has been done today and you'll have the

opportunity to make sure that has been handled prior to holding that public hearing and adopting the confirmatory resolution.

Steve Smithley: So if something blows up at the county commissioners meeting...

Heather James: We will know that well before the notice is published and before you meet again. If they decided not move forward then we would unwind this process.

Steve Smithley: Now do we have to sign an agreement with them?

Heather James: No, they just have to adopt a resolution assigning jurisdiction to you.

Ryan Drook explained that with the purchase of Omni Source it actually make the property touch the city boundaries. There are phases to this project, but we would like it all under one umbrella. Ryan Drook said they will be able to buy corn and partner with our farmers when they have the willingness to sell. The three million bushel of corn handling and drying. The facility has not been able to dry corn in the past. The second is alcohol storage, the inventories are growing, the third is the actually the expansion of the distillation installation. Ryan Drook stated they try to diversify the alcohol as they can. Between last year with the first phase and by the time the third phase is completed 25-26 million dollars to do this. There were thirty eight employees, in the last year it was sixty five and at completion there will be about seventy employees. The starting wage in 2007 was about \$10.00 per hour and the minimum wage for the company was moved to \$16.50 last year.

Steve Smithley asked if the two parcels will be annexed into the city.

Heather James said there is no legal reason to annex them for purposes of this project. The commissioners are simply assigning jurisdiction for those parcels to this Redevelopment Commission so that you are able to capture the TIF and use the TIF for this project.

Steve Smithley: How will that money be split since it is not in the city?

Heather James: All of the increase will come in to the Redevelopment Commission allocation fund and the Redevelopment Commission will have exclusive control over those dollars.

Todd Nicholson: What is the down side to annexation?

Heather James: The level of difficulty you to go through for the annexation process and the timing of it all. This gets us where we need to be by the commissioners adopting one simple resolution.

Herb Spitzer: Is there an issue with annexing right now due to the fact that we are approaching a census year and there is language in the annexation statute that cannot annex...

Heather James: That is right, it wouldn't become effective. That is part of the issue, it is a timing issue.

Herb Spitzer: After that issue is resolved would there be an annexation.

Steve Berry: We would not stand in the way of that but we do not want hold our project up for another year.

Steve Henderson: When will we establish the base value of these properties and what stage will that happen?

Heather James: So the base for the original area will remain March 1, 2005 and the base for the expanded area will be January 1, 2019. That is assuming you move forward with this resolution today.

Motion to approve Resolution 2-2019- Ed Merchant; seconded Deb Cain. Motion carried.

Next meeting scheduled for March 19, 2019 at 4:00 pm

Meeting adjourned.

Steve Smithley- President

Aisha Richard- Attest