



**AGENDA:**

**SPECIAL JOINT MEETING OF THE REDEVELOPMENT COMMISSION**

**AND THE REDEVELOPMENT AUTHORITY**

Brownsburg Redevelopment Commission and Redevelopment Authority Meetings are live-streamed and archived.

**DATE OF MEETING:** Tuesday, February 7, 2023 at 5:30 p.m.

**PLACE OF MEETING:** Brownsburg Town Hall, 61 N. Green Street, Brownsburg IN 46112

1. CALL TO ORDER

1.1. Brownsburg Redevelopment Commission

1.2. Brownsburg Redevelopment Authority

2. ROLL CALL

2.1. Redevelopment Commission Election Of Officers (President, Vice President, Secretary)

2.2. Redevelopment Authority Election Of Officers (President, Vice President, Secretary-Treasurer)

3. PLEDGE OF ALLEGIANCE

4. CITIZENS COMMENTS RELATING TO THE FEBRUARY 7, 2023 AGENDA

5. APPROVAL OF MINUTES

5.1. December 6, 2022 RDC Meeting Minutes

Documents:

[05.01 -- 12.6.2022 RDC MEETING MINUTES.PDF](#)

5.2. December 6, 2022 RDC Executive Session Memorandum

Documents:

[05.02 -- 12.6.22 RDC MEMORANDUM OF EXECUTIVE SESSION.PDF](#)

5.3. August 2, 2022 Special Joint Redevelopment Commission And Redevelopment Authority Meeting Minutes (RDA)

Documents:

6. NEW BUSINESS

- 6.1. Annual Training (Frost Brown Todd)
- 6.2. Motion To Authorize The Town Manager And Economic Development Director To Move Forward With The Preparation Of Preliminary Plans For The Creation Of Additional Economic Development Areas And Tax Increment Finance Allocation Areas With The Town – Wynne Farms Amendment (RDC)
- 6.3. Motion To Authorize The Town Manager And Economic Development Director To Move Forward With The Preparation Of Preliminary Plans For The Creation Of Additional Economic Development Areas And Tax Increment Finance Allocation Areas With The Town – Northfield Drive Business Park West (RDC)
- 6.4. Consideration Of Such Other Matters That May Come Before The Redevelopment Commission Or Redevelopment Authority

7. ADJOURNMENT

- 7.1. Brownsburg Redevelopment Commission
- 7.2. Brownsburg Redevelopment Authority

The Town of Brownsburg acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretive services, alternative audio/visual devices, and amanuenses) for participation in or access to Town sponsored public programs, services, and/or meetings, the Town requests that individuals make requests for these services two business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact us at 317-858-6028.

## BROWNSBURG REDEVELOPMENT COMMISSION MEETING MINUTES

Tuesday, December 6, 2022

Brownsburg Redevelopment Commission Meetings are live-streamed and archived

01. **CALL TO ORDER** – Upon determination that a quorum was present, Redevelopment Commission Member Ehren Bingaman called the Redevelopment Commission meeting to order at 5:32 p.m. on December 6, 2022.
02. **ROLL CALL** – Members of the Redevelopment Commission present were Ehren Bingaman, Ted Roark, Al Salzman, C.J. Boswell, and Shane Hacker (BCSC). Also present were Deb Cook, Town Manager, Ethan Pierce, Economic Development Manager, and Scott Krapf of Frost Brown Todd.
03. **PLEDGE OF ALLEGIANCE**
04. **CITIZENS COMMENTS RELATING TO THE DECEMBER 6, 2022 AGENDA** – None
05. **APPROVAL OF MINUTES**
  - 05.01. November 1, 2022 RDC Meeting Minutes

**MOTION:** Mr. Roark made a motion to approve the November 1, 2022 meeting minutes. Mr. Salzman seconded. Motion passed 4-0.
06. **NEW BUSINESS**
  - 06.01. **Resolution #2022-10RDC** – A Resolution of the Brownsburg Redevelopment Commission Regarding Approval of Additional Appropriation in Connection with the Rabold/Archer Project – **Advertised Public Hearing**

Mr. Bingaman opened the Public Hearing, no public comments were provided and the Public Hearing was closed. Staff explained that Resolution #2022-10RDC would allow the Town to use the bond proceeds to purchase the property in question, pay for all or any portion of the Rabold/Archer Project, and the costs of selling and issuing the bonds.

**MOTION:** Mr. Salzman made a motion to approve Resolution #2022-10RDC. Mr. Boswell seconded. Motion passed 4-0.
  - 06.02. **Resolution #2022-11RDC** – A Resolution of the Redevelopment Commission of the Town of Brownsburg, Hendricks County, Indiana Regarding Declaration of Official Intent to Reimburse Expenditures for the Rabold/Archer Project

Staff stated that the approval of Resolution #2022-11RDC would allow the Town to use the bond proceeds to reimburse expenditures for the Rabold/Archer Project.

**MOTION:** Mr. Boswell made a motion to approve Resolution #2022-11RDC. Mr. Roark seconded. Motion passed 4-0.
  - 06.03. **Resolution #2022-12RDC** – A Resolution of the Town of Brownsburg Redevelopment Commission Authorizing Issuance of Bonds for the Purpose of Providing Funds to be Applied to Pay for Certain Redevelopment Projects, Incidental Expenses in Connection Therewith and Otherwise on Account of the Issuance of the Bonds

Staff provided an overview of Resolution #2022-12RDC, stating that the Town intends to issue bonds in an amount not to exceed \$4.5M for the purpose of providing for the payment of all or any portion of the costs of the acquisition of and certain

improvements to and around the Rabold/Archer Project and the costs of selling and issuing the bonds.

**MOTION:** Mr. Salzman made a motion to approve Resolution #2022-12RDC. Mr. Boswell seconded. Motion passed 4-0.

**06.04.** Consideration of Such Other Matters That May Come Before the Redevelopment Commission

Mr. Pierce reminded the Commission members that the deadline to apply for 2023 board/commission appointments was approaching.

Mr. Bingaman asked Commission members to reach out to other community members to encourage them to apply for 2023 board/commission openings.

Ms. Cook and Mr. Pierce thanked the Commission members for their work in 2022.

**07. ADJOURNMENT**

**MOTION:** Mr. Roark made a motion to adjourn. Motion passed 4-0 and the meeting adjourned at 5:42 pm.

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President Redevelopment Commission

Attest:

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Secretary Redevelopment Commission

**MEMORANDUM OF EXECUTIVE SESSION**  
**BROWNSBURG REDEVELOPMENT COMMISSION**

On Tuesday, December 6, 2022 at 5:00 p.m. the Brownsburg Redevelopment Commission convened in the meeting room behind council Chambers at Town Hall, 61 North Green Street, Brownsburg Indiana and held an Executive Session to (1) conduct interviews and negotiations with industrial or commercial prospects or agents of industrial or commercial prospects in accordance with I.C. 5-14-1.5-6.1(b)(4); and (2) discuss strategy with respect to a real property transaction including, a purchase, a lease as lessor, a lease as lessee, a transfer, an exchange, or a sale up to the time a contract or option is executed by the parties in accordance with I.C. 5-14-1.5-6.1(b)(2)(D).

Notice of the Executive Session was posted in accordance with I.C. 5-14-1.5-6.1(b)(2)(D). Redevelopment Commission Members present were Ehren Bingaman, Ted Roark, Al Salzman, CJ Boswell, and Shane Hacker (BSCS). Also present were, Deb Cook (Town Manager), and Ethan Pierce (Economic Development Manager). The Executive Session adjourned at 5:30 p.m.

The Redevelopment Commission certifies that no subject matter was discussed in the Executive Session other than the subject matter specified in the public notice as set forth above.

Brownsburg Redevelopment Commission

By: \_\_\_\_\_  
RDC President  
Brownsburg Redevelopment Commission

**ATTEST:**

\_\_\_\_\_  
RDC Secretary  
Brownsburg Redevelopment Commission

**BROWNSBURG REDEVELOPMENT AUTHORITY MEETING MINUTES  
SPECIAL JOINT MEETING OF THE BROWNSBURG REDEVELOPMENT COMMISSION  
AND THE BROWNSBURG REDEVELOPMENT AUTHORITY  
Tuesday, August 2, 2022 at 5:30 p.m.**

Brownsburg Redevelopment Commission and Redevelopment Authority Meetings are live-streamed and archived.

**01. CALL TO ORDER**

**01.01.** Brownsburg Redevelopment Commission - Upon determination that a quorum was present, Redevelopment Commission President Ehren Bingaman called the special joint meeting to order at 5:30 pm on August 2, 2022.

**01.02.** Brownsburg Redevelopment Authority – Upon determination that a quorum was present, Redevelopment Authority Member Phil Sparks called the special joint meeting to order at 5:30 pm on August 2, 2022.

**02. ROLL CALL** – Members of the Redevelopment Commission present were Ehren Bingaman, C.J. Boswell, Ted Roark, Al Salzman, Zach Parton, and Shane Hacker (BCSC). Members of the Redevelopment Authority present were Phil Sparks and Will Shroyer. Also present were Debbie Cook, Town Manager, Ethan Pierce, Economic Development Manager, and Tricia Leminger of Frost Brown Todd.

**02.01.** Redevelopment Authority Election of Officers (President, Vice-President, Secretary-Treasurer)

**MOTION:** Mr. Shroyer made a motion to nominate Phil Sparks as President of the Redevelopment Authority. Mr. Sparks seconded. Motion Passed 2-0.

**MOTION:** Mr. Sparks made a motion to nominate Will Shroyer as Vice President of the Redevelopment Authority. Mr. Shroyer seconded. Motion Passed 2-0.

**MOTION:** Mr. Sparks made a motion to nominate Will Shroyer as Secretary-Treasurer of the Redevelopment Authority. Mr. Shroyer seconded. Motion Passed 2-0.

**03. PLEDGE OF ALLEGIANCE**

**04. CITIZENS COMMENTS RELATING TO THE AUGUST 2, 2022 AGENDA** – None

**05. APPROVAL OF MINUTES**

**05.01.** July 5, 2022 RDC Meeting Minutes

**MOTION:** Mr. Parton made a motion to approve the July 5, 2022 Meeting Minutes. Mr. Boswell seconded. Motion passed 5-0.

**05.02.** August 3, 2021 Special Joint Redevelopment Commission and Redevelopment Authority Meeting Minutes (Redevelopment Authority)

**MOTION:** Mr. Sparks made a motion to approve the August 3, 2021 Special Joint Redevelopment Commission and Redevelopment Authority Meeting Minutes (Redevelopment Authority). Mr. Shroyer seconded. Motion passed 2-0.

**06. NEW BUSINESS:**

- 06.01.** RDA Considers **Resolution #2022-01RDA** – A Resolution of the Brownsburg Redevelopment Authority Authorizing and Approving the Execution of a Lease Amendment with the Brownsburg Redevelopment Commission Regarding the Arbuckle II Project and Certain Other Matters Related Thereto

Ms. Leminger provided some general background on the nature of this resolution. Ms. Leminger and Town staff responded to questions that came up.

**MOTION:** Mr. Sparks made a motion to approve Resolution #2022-01RDA. Mr. Shroyer seconded. Motion passed 2-0.

- 06.02.** RDC Considers **Resolution #2022-07RDC** – A Resolution of the Brownsburg Redevelopment Commission Authorizing and Approving the Execution of Addendum #1 to Lease with the Brownsburg Redevelopment Authority Regarding the Arbuckle II Project and Certain Other Matters Related Thereto

Ms. Leminger provided some general background on the nature of this resolution. Ms. Leminger and Town staff responded to questions that came up.

**MOTION:** Mr. Parton made a motion to approve Resolution #2022-07RDC. Mr. Roark seconded. Motion passed 5-0.

- 06.03.** Consideration of Such Other Matters That May Come Before the Redevelopment Commission or Redevelopment Authority

Ms. Cook provided an update on discussions related to a potential meeting with all Boards/Commission and Town Council. Mr. Hacker shared an update on what the Brownsburg Community School Corporation has been focusing on recently. Mr. Pierce shared some highlights from the 2022 Economic Development Mid-Year Report.

**07. ADJOURNMENT**

- 07.01.** Brownsburg Redevelopment Commission

**MOTION:** Mr. Roark made a motion to adjourn. Mr. Salzman seconded. Meeting adjourned at 6:00 pm.

- 07.02.** Brownsburg Redevelopment Authority

**MOTION:** Mr. Sparks made a motion to adjourn. Mr. Shroyer seconded. Meeting adjourned at 6:00 pm.

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President Redevelopment Authority

Attest:

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Secretary Redevelopment Authority