

**BROWNSBURG REDEVELOPMENT COMMISSION MEETING MINUTES
SPECIAL JOINT MEETING OF THE BROWNSBURG REDEVELOPMENT COMMISSION
AND THE BROWNSBURG REDEVELOPMENT AUTHORITY**

Tuesday, February 7, 2023 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 Member Ted Roark called the special joint meeting to order at 5:32 pm on February 7, 2023.

01.02. Brownsburg Redevelopment Authority – Upon determination that a quorum was present, Redevelopment Authority Member Don Spencer called the special joint meeting to order at 5:32 pm on February 7, 2023.

02. ROLL CALL – Members of the Redevelopment Commission present were C.J. Boswell, Ted Roark, Al Salzman, Zach Parton, William Shroyer and Shane Hacker (BCSC). Members of the Redevelopment Authority present were Don Spencer, Marlon Webb, and Nate Ballard. Also present were Deb Cook, Town Manager and Ethan Pierce, Economic Development Director.

02.01. Redevelopment Commission Election of Officers (President, Vice President, Secretary)

MOTION: Mr. Parton made a motion to nominate Al Salzman as President of the Redevelopment Commission. Mr. Boswell seconded. Motion Passed 5-0.

MOTION: Mr. Boswell made a motion to nominate Ted Roark as Vice President of the Redevelopment Commission. Mr. Parton seconded. Motion Passed 5-0.

MOTION: Mr. Boswell made a motion to nominate Zach Parton as Secretary of the Redevelopment Commission. Mr. Roark seconded. Motion Passed 5-0.

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

MOTION: Mr. Webb made a motion to nominate Don Spencer as President of the Redevelopment Authority. Mr. Ballard seconded. Motion Passed 3-0.

MOTION: Mr. Ballard made a motion to nominate Marlon Webb as Vice President of the Redevelopment Authority. Mr. Spencer seconded. Motion Passed 3-0.

MOTION: Mr. Webb made a motion to nominate Nate Ballard as Secretary-Treasurer of the Redevelopment Authority. Mr. Spencer seconded. Motion Passed 3-0.

03. PLEDGE OF ALLEGIANCE

04. CITIZENS COMMENTS RELATING TO THE FEBRUARY 7, 2023 AGENDA –

David Weyant – PO Box 513

05. APPROVAL OF MINUTES

05.01. December 6, 2022 RDC Meeting Minutes

MOTION: Mr. Roark made a motion to approve the December 6, 2022 Meeting Minutes. Mr. Parton seconded. Motion passed 5-0.

05.02. December 6, 2022 RDC Executive Session Memorandum

MOTION: Mr. Parton made a motion to approve the December 6, 2022 Executive Session Memorandum. Mr. Boswell seconded. Motion passed 5-0.

05.03. August 2, 2022 Special Joint Redevelopment Commission and Redevelopment Authority Meeting Minutes **(RDA)**

MOTION: Mr. Webb made a motion to acknowledge receipt of the August 2, 2022 Special Joint Redevelopment Commission and Redevelopment Authority Meeting Minutes. Mr. Ballard seconded. Motion passed 3-0. Members of the RDA present at the February 7, 2023 meeting were all new members who were not in attendance when the RDA met on August 2, 2022.

06. NEW BUSINESS:

06.01. Annual Training **(Frost Brown Todd)**

As a representative from Frost Brown Todd had not yet arrived at the meeting, staff recommend that the RDC/RDA proceed with the rest of the agenda items. After covering the rest of the agenda items, the RDC/RDA was notified that a representative from Frost Brown Todd could not make it to the meeting. This agenda item was skipped. Training material will be distributed to RDC/RDA members and one-on-one training will be provided if requested.

06.02. 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)**

Staff explained that the motion would give staff the okay to start the process of amending the Wynne Farms TIF to remove residential parcels from that TIF area. The increase in residential parcels has created issues with determining the base assessed value and pass-through amount and has resulted in budgeting delays.

MOTION: Mr. Parton made a motion to approve the motion authorizing staff to move forward. Mr. Boswell seconded. Motion passed 5-0.

06.03. 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)**

The Town plans to create a new Economic Development Area that will include two parcels at the North West corner of the intersection of US 136 and W Northfield Drive. Creation of this area will restart the life of the TIF and allow the Town to utilize the increment that could be generated at this location. Approval of the motion would give staff the okay to start this process.

MOTION: Mr. Boswell made a motion to approve the motion authorizing staff to move forward. Mr. Roark seconded. Motion passed 5-0.

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

Staff answered a few general questions from members of the RDC. Mr. Hacker shared an update on the Brownsburg Community School Corporation.

07. ADJOURNMENT

07.01. Brownsburg Redevelopment Commission

MOTION: Mr. Roark made a motion to adjourn. Mr. Parton seconded. Motion passed 5-0 and the meeting adjourned at 5:56 pm.

07.02. Brownsburg Redevelopment Authority

MOTION: Mr. Ballard made a motion to adjourn. Mr. Webb seconded. Motion passed 3-0 and the meeting adjourned at 5:57 pm.



President Redevelopment Commission

Attest:



Secretary Redevelopment Commission