

BROWNSBURG REDEVELOPMENT COMMISSION MEETING MINUTES

Tuesday, March 7, 2023

Brownsburg Redevelopment Commission Meetings are live-streamed and archived

01. **CALL TO ORDER** – Upon determination that a quorum was present, Redevelopment Commission Member Al Salzman called the Redevelopment Commission meeting to order at 5:30 p.m. on March 7, 2023.
02. **ROLL CALL** – Members of the Redevelopment Commission present were Al Salzman, Ted Roark, C.J. Boswell, William Shroyer, and Shane Hacker (BCSC). Also present were Deb Cook, Town Manager, Ethan Pierce, Economic Development Director, and Tricia Leminger of Frost Brown Todd.
03. **PLEDGE OF ALLEGIANCE**
04. **CITIZENS COMMENTS RELATING TO THE MARCH 7, 2023 AGENDA** – None
05. **APPROVAL OF MINUTES**
 - 05.01. February 7, 2023 Special Joint Redevelopment Commission and Redevelopment Authority Meeting Minutes (RDC)

MOTION: Mr. Roark made a motion to approve the February 7, 2023 special joint meeting minutes. Mr. Boswell seconded. Motion passed 4-0.
06. **NEW BUSINESS**
 - 06.01. **Resolution #2023-01RDC** – A Declaratory Resolution of the Town of Brownsburg Redevelopment Commission Removing Parcels from the Wynne Farms Allocation Area

Staff shared that the number of residential parcels in the Wynne Farms TIF has created issues with determining the base assessed value and pass-through amount. These issues resulted in budgeting delay in 2022. The Town’s financial advisor has recommended that we remove some of the residential parcels from the Wynne Farms TIF so that we do not run into the same issues moving forward. Removing these parcels will not impact the Town’s ability to make debt payments on outstanding bonds. It will not change the percentage of incremental assessed value that goes to the Town or to the other taxing units. Staff responded to questions from Mr. Roark and Mr. Salzman.

MOTION: Mr. Roark made a motion to approve Resolution #2023-01RDC. Mr. Boswell seconded. Motion passed 4-0.
 - 06.02. **Resolution #2023-02RDC** – A Declaratory Resolution of the Town of Brownsburg Redevelopment Commission Amending the North Beltway Allocation Area, and Creating the Northfield Drive Business Park West Allocation Area, Amending the Area’s Restated Economic Development Plan and Other Matters Related Thereto

Staff stated that the Town plans to create a new Economic Development Area called the Northfield Drive Business Park West Allocation Area. The area in question includes two parcels at the northwest corner of the intersection of US 136 and W Northfield Drive. Pulling these parcels out into a new Economic Development Area will restart the life of the TIF and allow the Town to utilize the increment that could be generated by potential projects developed at this location. RDC on May 2 for a public hearing and consideration of the confirmatory resolution.

MOTION: Mr. Boswell made a motion to approve Resolution #2023-02RDC. Mr. Shroyer seconded. Motion passed 4-0.

06.03. 2022 Economic Development Annual Report

Staff shared a few highlights from the 2022 Economic Development Annual Report and responded to questions from the RDC.

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

Mr. Hacker shared an update on the Brownsburg Community School Corporation

07. ADJOURNMENT

MOTION: Mr. Roark made a motion to adjourn. Mr. Boswell seconded. Motion passed 4-0 and the meeting adjourned at 5:51 pm.



President Redevelopment Commission

Attest:



Secretary Redevelopment Commission