

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

THURSDAY, MAY 4, 2017 6:00pm

Members present: Harold Gutzwiller, Joe Beikman, Bill Boyd and Don Stultz. Commissioner Tim Corman was absent. Attorney Tim Currens and Project Manager Chelsey Manns were present.

A motion was made by Commissioner Boyd and seconded by Commissioner Stultz to approve the executive session and public meeting minutes from April 6<sup>th</sup>. The motion carried 4-0.

Financials were presented by email from the Clerk-Treasurer previously. Commissioner Stultz made the motion to accept the financials as presented. The motion was seconded by Commissioner Beikman and it passed 4-0.

**Public Comment** No public comment.

**Annual TIF Report:** Jason Semler of Umbaugh presented the annual report. Estimated annual real property tax increment revenues were provided through 2026, an actual account of historical tax increment collections from 2007-2016 and additional information on specific projects were provided. The 2016 TIF revenues were down slightly due to delinquencies from tax payers. Overall per Semler, the report showed the TIFs are sound and revenues are projected to increase over the next several years.

**Southbridge Crossing** No update.

**Gateway Project Update:**

**Bicentennial Park:** The contracts for Bicentennial Park have been reviewed by Attorney Currens. He has some issues regarding additional items, timelines and insurance and will work with Rundell Ernstberger to get those resolved. A motion was made by Commissioner Boyd to approve the contracts pending legal counsel's review and modifications and to appoint Commissioner Gutzwiller signatory. Commissioner Stultz seconded the motion, which carried 4-0.

**Indiana Street:** Manns shared that things are moving a long along Indiana Street and that she is working with INDOT on some permitting issues. No real issues to report at this time.

**Old Business:** No old business.

**New Business:** Commissioner Gutzwiller shared information from the Whitelick Creek Business Association at Flagstaff Industrial Park. They requested 50% of the costs associated with planting 60 new trees throughout the business park. The motion was made by Commissioner Boyd and seconded by Commissioner Stultz to approve of the 50% match not to exceed \$14,905.93 for the replacement of 60 trees within the industrial park. The motion passed 3-1 (Commissioner Boyd).

**Legal Update:** Attorney Currens presented a proposed 10-year tax abatement on real property from Angermeier & Wathen, LLC. Commissioner Boyd made the recommendation to the Town Council to move forward with the tax abatement, as it has no negative impact on the TIF area. Commissioner Beikman seconded the motion, which carried 4-0.

**Economic Development/Projects Update:** Manns shared that Common Area Maintenance (CAM) charges have been reconciled and billed for 2016. She also presented the updated legislative update.

**Review of Claims:** Claims were presented in the amount of \$559,073.83. A motion was made by Commissioner Stultz and seconded by Commissioner Boyd to accept and approve the claims as presented. The motion carried 4-0.

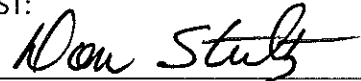
**For the Good of the Order:**

The next regular meeting will be Thursday, June 1st.

Commissioner Stultz made the motion to adjourn.

  
Chairman

ATTEST:

  
Secretary