

Huntertown Redevelopment Commission (RDC)

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Minutes from Huntertown Redevelopment Commission Meeting Minutes

Monday May 17, 2021 via Zoom / Town Hall

Members present at the Town Hall: Mike Stamets; Ken McCrory; Rob Green; via Zoom video meeting: Theresa Steele. Also present were Beth Shellman, Huntertown Town Manager (Town Hall) and Ryan Schwab, Huntertown Clerk-Treasurer (Zoom) and NW News Reporter Kayla Brennan (Zoom).

M. Stamets called the meeting to order at 6:00 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

Meeting Minutes: A motion was made and seconded to approve the meeting minutes from the March 31, 2021 meeting (Ken McCrory - Rob Green). The motion was passed by unanimous vote.

New Business:

- 1) B. Shellman presented RDC Resolution 2021-001 – a Resolution of Huntertown RDC determining the need to capture tax increment revenues in the Huntertown allocation area. Beth explained that since there was no debt and no bonds issued in the Huntertown TIF yet, the amount of the excess value will not generate more than two hundred percent of the allocated tax proceeds necessary to make principal and interest payments on bonds issued by the RDC. Beth stated that the letter required notifying the appropriate entities of this fact would be sent on before the June 15, 2021 deadline after the resolution was passed by the RDC. The Resolution was adopted by motion (Rob Green - Ken McCrory). The motion was passed by unanimous vote.
- 2) B. Shellman presented to the RDC members a copy of the Town of Albion Façade Improvement Grant for the members to review and use as a guide in creating a fund for Huntertown businesses. Since there is no revenue from the TIF at this

point, there is no funding for this program to date. Beth stated that the Albion program is the same program that all of the surrounding community's use. She suggested the RDC members review this policy and present any questions at the next meeting. The amount of TIF revenue generated is unknown but could potentially be \$400,000 - \$500,000 within five years as the vacant ground develops. The RDC should consider a cap on the grant funds being awarded as a 50-50 match with the business and should set guidelines for the Huntertown businesses in the TIF areas. One issue discussed was item #6 under the Ineligible Activities category – improvements to residential structures in the commercial district. Beth will investigate to see if there is any residential structures in the TIF commercial district and report back to the group. A decision will need to be made to either allow or not allow the façade grant to residential property uses. Once the RDC completes the Façade Grant program, it will be presented to the Town Council for adoption. More discussions on the program will be held at future meetings.

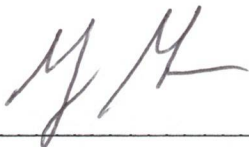
Reports:

- 1.) No Reports

Public Comment: (please keep to 3 minutes)

- 1.) No comments received.

Adjournment: The next meeting of the RDC will be at 5:00PM on August 16, 2021 at the Town Hall. This meeting will be held in excess of forty-five days after Tax Day, so there may be some income by then. There being no further business, a motion was made and seconded (Ken McCrory – Rob Green) that the meeting be adjourned. The motion was passed by unanimous vote at 5:26 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President