

Huntertown Redevelopment Commission (RDC)

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Minutes from Huntertown Redevelopment Commission Meeting

Monday February 21, 2023 via Town Hall

Members present at the Town Hall: Brandon Siefert; Randy Bailey, Cole Mitchell, Kent Somers and Rob Green. Also present were Beth Shellman, Huntertown Town Manager and Mary Anne Gates, Greater Fort Wayne Business Weekly | KPC News Media. There was one resident in the audience also.

B. Seifert called the meeting to order at 5:00 p.m. The Pledge of Allegiance to the US Flag was recited by all present.

Oath of Office:

1. B. Shellman administered the Oath of Office to Brandon, Randy, Cole, Kent and Rob.

Election of Officers:

1. A motion was made and seconded for Brandon Siefert as President (Randy B – Rob G). The motion was passed by unanimous vote. A motion was made and seconded for Mike Aker as Vice President (Brandon S – Randy B). The motion was passed by unanimous vote. A motion was made and seconded for Rob Green as Secretary (Randy B – Cole M). The motion was passed by unanimous vote.

Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the December 19, 2022 meeting (Randy B – Rob G). The motion was passed by unanimous vote.

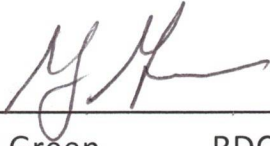
New Business:

1. B. Shellman reported that Brandon called this meeting to discuss whether or not the RDC wanted to make changes to the current RDC Façade Grant Guidelines. There were four applications made for façade grants in 2022. Three of the four were for the maximum amount the grant allows. Questions about potential changes were presented. Should residential properties in the TIF areas be

allowed? No. Should new construction projects in the TIF areas be allowed? Yes. Should the maximum grant allowance of \$5000 be raised? After discussion, the amount was to be left at \$5000 and will be reviewed at a later date. Should lighting projects be allowed in TIF area projects? Yes. Should appraisal costs be added to TIF projects? Yes.

2. Current account balance in the TIF funds is \$83870.06 as of 12/31/22. \$49033.12 in TIF funding was received in 2022. The new Parlour Doughnut project was awarded grants in the amount of \$6000 and those funds have not been paid out to date.
3. Kent and Beth discussed where the funds for the RDC come from in detail. Kent was concerned that funds would be drawn away from the school district. Kent is currently the NACS School Board President and serves on the RDC as an advisory (non-voting) member. Beth assured Kent that the TIF funding would not affect the schools funding and that the RDC has looked at assisting the school with various projects with the use of TIF funds.
4. TIF funds for appraisals were allowed during this meeting. The Huntertown Council was in the process of purchasing the current post office property and requires two appraisals. A motion was made and seconded (Rob G – Randy B) to allow a not-to-exceed amount of \$5000 for the appraisal for the post office property. The motion was passed by unanimous vote.
5. B. Shellman reviewed the Annual Report for the RDC members. This report must be filed with the Department of Local Government Finance, the Town Council and the Allen County Auditor. This report contains the history of the formation of the Huntertown RDC, the RDC Officer names, 2022 meeting dates and the current budget information. The maximum amount allowed of \$5000 per calendar year remains the same. A motion was made and seconded (Rob G – Randy B). The motion was passed by unanimous vote.
6. A motion was made and seconded to approve the Resolution 2023-001 concerning Capturing Tax Increment Revenue (Randy B – Rob G). At the current time, there is not enough funding being generated to need to send money back so there is no action to report. The motion was passed by unanimous vote.
7. Public Comment: (please keep to 3 minutes)
No comments received.

Adjournment: The next meeting of the RDC will be determined by any further grant requests. There being no further business, a motion was made and seconded (Rob G – Randy B) that the meeting be adjourned. The motion was passed by unanimous vote at 5:45 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President