

Huntertown Redevelopment Commission (RDC)

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Minutes from the Huntertown Redevelopment Commission Meeting
Monday December 18, 2023 via Town Hall

Members present at the Town Hall: Brandon Siefert, Randy Bailey, Cole Mitchell and Rob Green. Also present were Beth Shellman, Huntertown Town Manager; Ryan Schwab, Huntertown Town Clerk; Pete Mallers, Beers Mallers Attorneys; Mark Hisey, Parkview Health and one resident.

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.

Approval of Minutes:

1. A motion was made and seconded to approve the meeting minutes from the September 18, 2023 meeting (Rob G – Randy B). The motion was passed by unanimous vote.

New Business:

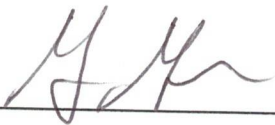
1. B. Seifert opened the Public Hearing for the TIF 2 Copper Creek proposed TIF district and asked if anyone from the public had any questions or concerns. None were presented and Brandon closed the Public Hearing.
2. B. Seifert presented Resolution 2023-002 – TIF 2 Confirmatory Resolution for the adoption of the Copper Creek TIF District. This Resolution was prepared by Tom Pitman from Barnes & Thornburg LLP. A motion was made and seconded (Rob G – Randy B). to approve the Resolution. The motion was approved by unanimous vote.
3. B. Shellman presented a pay request from Parlor Donuts for payment of \$1000 for Architectural Engineering for their new business. This TIF request was approved by the RDC at the July 18, 2022 meeting. A motion was made and seconded (Rob G – Randy B) to approve payment of \$1000. The motion was approved by unanimous vote. The Town Council will need to approve the payment at their next meeting.

4. B. Seifert presented a Letter of Engagement from the RDC Attorney Tom Pitman to begin discussions between Parkview Health and the Huntertown RDC for the property under development on the corner of Lima and Gump Rds. Pete Mallers was present, representing Parkview to explain that Parkview and Huntertown want to begin discussions on a TIF 3 for the new development. The initial focus of this TIF will be on road improvements into the development. The area has already received a Traffic Study. Parkview is hoping that a round-about will be built on Gump and their entrance and a second driveway to the north of the development is planned. Parkview would like to work with the RDC Attorney to begin these discussions, so the Letter of Engagement is necessary. A motion was made and seconded (Rob G – Randy B) to approve the Letter of Engagement between the RCD and Parkview Health. The motion was passed by unanimous vote.

Public Comment: (please keep to 3 minutes)

1) None

Adjournment: The next meeting of the RDC will be scheduled as needed. 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 5:15 p.m.



Rob Green, RDC Secretary



Brandon Seifert, RDC President