

Russiaville Redevelopment Commission (TIF Board)

Regular Board Meeting

04/25/2024

Present: Myrna Claar, Rick Homkes, Kevin Johnson, Ned Sutherland (late)

Absent: Mark Fulk

Guest(s): Don Parvin, Dave Kieser, Janna Hyman (late), Jill Newby (late)

Start: 18:00

Topics

Minutes

- Move by Kevin, second by Myrna to accept the March minutes as presented. Passed 3-0 with Rick voting.

Finances

- Noted by Rick that there have been no expenses this month.

Town Signage

- Myrna reported that she was unable to get much information from Mark because of his situation. She was able to get information from Clifford Signs. An email to Amy Miller with INDOT is outstanding regarding what has been submitted on the INDOT ticket number. Discussion then resulted on sign placement. The desire voiced by some was not to put the signs too far out of town or where they would not be well seen. Mention was made of a 15' utility easement on the west side of town that could be a possible site. Also suggested was that Myrna contact Scott Sipes for background information. Myrna will work this issue.

TIF District and Economic Development Area lines

- Full discussion of expansion of the TIF District and EDA. Rick and Myrna reported that the county has sent a list of all parcel numbers in Russiaville along with whether or not they are currently in the TIF District. Dave asked if the list included addresses (it does). List forwarded to Dave. Dave cautioned that properties should not be added to the current TIF district because of time limitations, but that a second district could be created that would start at year one. He also cautioned that there may be problems with putting the entire town in a TIF district. Also noted were that the two different districts go by multiple names and that Russiaville TIF monies would be used for this project.
- Board then discussed the EDA, with the consensus being that TIF monies should be able to be spent throughout the town. Motion by Keven, second by Myrna to put the entire town in the EDA as long as it is legal. Passed 3-0.

- Discussion followed with hiring of legal counsel for this matter. Recommendation from Dave was that Adam Steuerwald from Barnes & Thornburg would be the best choice. Dave has already discussed our situation with him. It was noted that Attorney Steuerwald literally wrote the manual for redevelopment commissions. Motion by Myrna, second by Kevin to hire attorney Adam Steuerwald from Barnes & Thornburg as our counsel in this matter pending acceptable scope, schedule, and fee. Passed 3-0.
- There is also a need to hire a financial advisor for this process. Dave recommended Steve Brock of Therber Brock & Associates for this position. Don discussed how Brock worked for the Town previously and is currently working on the Wastewater treatment plant, and that he is good to work with. Motion by Ned, second by Kevin to hire CPA Steve Brock as the financial advisor for this matter pending acceptable scope, schedule, and fee. Passed 3-0.

Sixth Member

- Don was not able to discuss this with Corbin King so it was tabled until next month.

Closing

- Next meeting set for Thursday, 5/23/2024, at 18:00.

Move by Myrna, second by Kevin to end. Meeting ended at 18:57.

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