

**SPECIAL JOINT MEETING – JOHNSON COUNTY BOARD OF COMMISSIONERS AND THE
JOHNSON COUNTY REDEVELOPMENT COMMISSION (RDC)**

February 24, 2025

RDC President Rob Henderson called the meeting to order at 3:30 p.m. County Attorney Tiffany Costley performed the roll call. The following members of the RDC were present: Rob Henderson, Ron West, Michele Graves, Kevin Walls, Lee Money. Scott Alexander was absent. A quorum was present.

Approval of December 16, 2024, Minutes

Mr. Walls made a motion to approve. Mr. Money seconded the motion. The motion carried 5-0.

Election of Officers

Mr. Lee made a motion to approve the same slate of officers as the previous year. Commissioner Walls seconded the motion. The motion would make Rob Henderson RDC President, Kevin Walls Vice President, and Lee Money Secretary. The motion carried 5-0.

Discussion of TIF Properties with Ice Miller Legal Counsel

Legal Counsel Heather James was unable to make the meeting, so this section was tabled to the March meeting.

Update from HWC Engineering

HWC Engineering representative, Chirs Hamm was present to give an update on specific parcels within the TIF. Mr. Hamm gave an update concerning geography and policy for the RDC TIF areas. Mr. Hamm also made available previous data on the studies of the parcels in the TIF. Mr. Hamm then gave specifics on TIF area parcels that would be suitable for residential developments. TIF areas within floodways were reviewed. Moving parcels out of the floodway would require a petition submitted to FEMA and an engineering study to show what could be done. Different possibilities to develop the area were discussed based on current flood maps. Mr. Hamm stated that we would be happy to assist the RDC in getting the studies needed to change flood areas. Residential TIF he stated would be best north of Fairview towards 69 and Bluff. Different concerns regarding a frontage road and lack of sewer infrastructure were also discussed. Commissioner Walls proposed a hydronics study is needed before they can do anything with most of the TIF area. A consensus was had for Mr. Hamm will bring scope and fee for the study at a future meeting.

Old/New Business

Aspire gave a presentation on updates on the work that they have already completed since the November meeting. They included identifying specific sites for development within the TIF in addition to talking with developers about those properties. They have also looked at funding options to make the parcels marketable. All of the properties have been listed on their websites for marketability and possible development. They also included different

RDC logos to review and choose for the RDC moving forward. Commissioner West suggested changes to the logo that Assist will implement and bring forward to the RDC a future meeting.

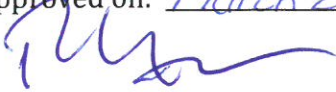
Wes Jackson, a local developer with American Senior Communities, presented the RDC his issue with parcels within the TIF that are partially TIF and partially Greenwood. The company is planning to build age-restricted rental homes just down County Line Road from the existing Greenwood Meadows campus. The issue holding up the development is sewer service. City officials don't want to provide sewer services to this parcel unless it is part of the city, said Wes Jackson, of American Senior Communities. The disagreement stems from an ongoing dispute over whether Greenwood's city-owned sanitary sewer utility should provide sewer service to unincorporated areas within the TIF district. Mr. Lee discussed that they knew this would happen and that Greenwood would never actually agree to sewer. Discussion considered alternative options for sewer for the area. Commissioner West stated that he brought Mr. Jackson to the meeting to let the RDC know the complexities of what developers are seeing and that they need to come to a resolution going forward. The previously proposed interlocal is still available but does not make any guarantees on sewer infrastructure. Commissioner Walls stated that the RDC will take Mr. Jackson's concerns under advisement and work towards a resolution.

Finally, the RDC discussed Aspire being the point of discussion for developers. Commissioner Walls stated that he wanted to make sure everyone in the room was aware of what to do if developers were calling asking about the TIF area. Planning and Zoning Director, Michele Hansard, was present and stated she has not had any calls but will direct them to Aspire. Ms. Costley stated that the Commissioner administrative assistant is also aware to direct conversations to Assist.

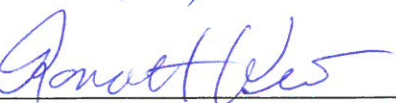
Adjournment

Mr. Lee made a motion to adjourn the meeting. Ms. Graves seconded the motion. The meeting adjourned at 5:00 p.m.

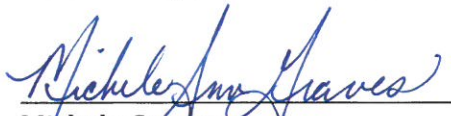
Approved on: March 24, 2025



Rob Henderson, President


R. Lee Money, Secretary
Ron West

Kevin Walls, Vice President


Michele Graves