

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

September 27, 2021

RDC President Rob Henderson called the meeting to order at 4:30 p.m. County Attorney Shena Johnson performed the roll call. The following members of the RDC were present: Rob Henderson, Kevin Walls, Ron West, Brian Baird, and Lee Money. Non-voting adviser Scott Alexander was also present. A quorum was present.

Approval of Minutes from August 23, 2021

Mr. West made a motion to approve. Mr. Money seconded the motion. The vote carried five to zero.

Approval of Revised Maps for I-65 Economic Development Area

Mr. West began with a summary of the proceedings to date. Mr. Baird presented a revised map for the I-65 Economic Development Area, which had been negotiated with other local leaders. Discussion was had among the members regarding the pros and cons of expanding the I-65 Economic Development Area beyond the map provided.

Mr. Money stated he was in favor of an expanded map and explained that he felt the original map presented in February was more beneficial for all County citizens. He stated it was inappropriate for the City of Greenwood to reap the benefit of all development in the northern part of the County, while the rest of the County received nothing. Mr. Money was comfortable with the area of the EDA adjacent to Franklin and Whiteland in the central part of the County. Mr. Money advocated for the adoption of the original map.

Mr. Baird stated that working with local leaders with consideration for their development in the areas adjacent to their municipal limits. Mr. Baird stated that creating the EDA would not halt development.

Mr. Walls stated that if the County had created an RDC sooner, the County would be in a better position, and that Mr. Baird was correct that development would not be stopped.

Mr. Henderson suggested that the RDC ask for Interlocal agreements to memorialize the understanding between the County and the municipalities.

Mr. Henderson gave the public an opportunity to speak regarding the maps.

Michael Benefield, 854 S. Nay Road, appeared on behalf of himself, his parents, his sister, and the Howard family. Mr. Benefield stated that he is against the type of development that the City of Greenwood has been bringing to his area, including vinyl siding subdivisions. He also stated that he and his neighbors had confidence in the County rather than the City to make development decisions.

Mike Venatta, 1088 S. Nay Road, also expressed displeasure with the City of Greenwood's development approach.

Cyndy Meier, 820 S. Nay Road, expressed shock upon reading the comprehensive plan for her area that stated the agricultural zoning was not the best use for properties in the area. She acknowledged that development would happen and wants to maintain her property value.

Darla Howard, 3621 Billingsly Road, stated that her ten acre property would be partially condemned for roads, which would result in a loss of home value. She does not want 22 vinyl houses coming in near her property.

John Peterson, 3195 Rocklane Road, agreed with statements made by Mr. Money regarding the trustworthiness of the City of Greenwood. The revised map excludes his property and he wants to be included in the EDA. He asked the original map be reinstated. He stated that Greenwood doesn't care about the County residents.

Chuck Billingsly, 4095 Billingsly Road, also agreed with Mr. Money regarding going back to the original map, and stated that he thought the County would listen to Clark Township residents. Greenwood does not listen to them. It makes him sick that Greenwood is getting the money for his area.

David E. Byer, 3130 E. 700 N., Whiteland, says that he and his neighbors need a voice. They moved to the country and Greenwood keeps gobbling up ground. If this were happening somewhere else, like in Center Grove, they wouldn't put up with it. There aren't enough homeowners in his area to make a stand. Mr. Byer is a real estate agent and gave information about property in the area for sale. He wants to live in the country.

Mr. Alexander stated that Greenwood put a TIF district in Center Grove's backyard where the Kroger is. That didn't have a large impact, but it did have an impact on the school district. One thing that becomes problematic is multi-family units because of the fluctuation of students affecting state funding.

Mayor of Franklin Steve Barnett stated that the EDA adjacent to Franklin being proposed is consistent with the City's wishes. Mayor Barnett opposed the original map because of development plans already in the works for the City of Franklin. He believes the current map shows the County and City of Franklin on the same page.

Mr. Money stated the RDC would not be addressing residential development, but commercial development. The County RDC would not have a direct influence on residential development but the RDC would have a seat at the table regarding other types of development if it had a stake in the commercial development.

Mr. Baird stated that the RDC's involvement in the pink area of the map would not prevent the City's annexation of the area. Mr. Baird stated that going back to the original map would put all the work and collaboration with the City of Franklin out the window too. Mr. Baird would not be in favor of the original map.

Mr. Money clarified that he would ask that he would be in favor of a revised map that includes the area east of Greenwood in the northern part of the County.

Mr. Henderson stated that the pink area of the map would have to be requested to be annexed for the City of Greenwood to be able to control certain decisions. He acknowledged that the residents in that area deserved a voice, but noted that the RDC did not make annexation or zoning decisions.

Mr. Money made a motion to table the vote on the revised map until the next RDC meeting. Mr. West seconded the motion, which carried four to one. Mr. Walls voted against.

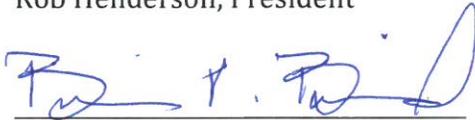
Mr. Money moved to consider a second amended map that maintains the Franklin/Whiteland area but adds pink area adjacent to Greenwood back in. It was determined that the motion was not necessary or appropriate and Mr. Money then withdrew the motion.

Mr. Baird made a motion to adjourn the meeting at 5:41 p.m. Mr. Walls seconded the motion, which carried five to zero.

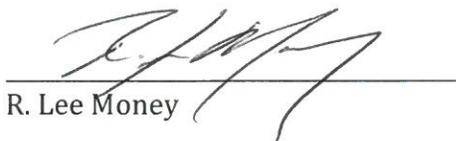
Approved on: October 25, 2021



Rob Henderson, President



Brian Baird



R. Lee Money



Kevin Walls



Ron West