

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

December 19, 2022

RDC President Rob Henderson called the meeting to order at 4:30 p.m. County Attorney Adam Gadberry performed the roll call. The following members of the RDC were present: Kevin Walls, Lee Money, Brian Baird, Ron West, Rob Henderson, and Scott Alexander. Mr. Money appeared via zoom. A quorum was present.

Approval of November 21, 2022 Special Joint Meeting Minutes

Mr. Baird made a motion to approve the minutes. Mr. Walls seconded the motion. The vote carried five to zero.

Discussion of Memorandum of Understanding with HWC Engineering

Mr. Chris Hamm presented for HWC Engineering regarding how HWC may assist the RDC moving forward. Discussion was had regarding the need for flexibility when it comes to flat fees or hourly depending on scope and need of the projects. Mr. Hamm stated that the easiest projects are the ones regarding property owned by the County and for projects owned by private entities, a partnership can be advantageous. Mr. Hamm recommended trying to be selective and not going with the first project that comes to the RDC.

Mr. West asked about a prior contract with HWC from a few years ago regarding the I-69 corridor. Mr. Hamm stated that he does not want to be compensated twice for the same work. That prior work done by HWC was at a higher level than what we are talking about now such as locating where utilities were currently located at but did not specifically figure out what it would take to develop certain properties. The idea now is to get more granular now to see what it would take to develop certain properties. We need to update a decision tree and work on definitions (e.g. light industrial or technology oriented development can mean many things). Mr. Walls said that what Mr. Hamm is offering is to help lead the charge and direction of what the RDC's vision and goals are. We are at the point where we need these services.

Mr. Henderson listed 4 general service items that the board had previously discussed that HWC could assist the RDC with: (1) create a comprehensive living economic strategy plan for the TIF areas for the RDC jurisdiction; (2) assistance in identifying investment in infrastructure that are necessary to facilitate the economic development; (3) ensure the plans are designed to maximize development and return on investment; and (4) general guidance in matters to infrastructure that are necessary to serve the TIF district.

General discussion was had regarding the fact that I-69 is the focus now. Mr. Hamm recommended either a subcommittee or the RDC as a whole focus on what the Board wants and how they want to move forward regarding priorities, goals, and types of projects to either focus on or avoid.

Mr. Walls made a motion to approve the memorandum of understanding with HWC Engineering, pending legal. Mr. West seconded the motion. The vote carried five to zero.

Discussion with JE Properties

Mr. Sid Blazek spoke for JE Properties. Mr. Bob Poynter and Mr. Mark Linder were in attendance as well. There was general discussion on problems and issues faced by developers. Those issues are land acquisition, road improvements, building in a flood plain, storm-water, and sanitation. Mullinix Road will need to be widened due to increased traffic from I-69 and their project. Portions of the properties once acquired will need to be built up four to five feet. Mr. Blazek spoke regarding the vision of this particular project regarding the west side of the project would consist of hotel, gas station, and a restaurant while on the east side there would be apartments and fast food. The total project size would be approximately 46 acres.

Mr. West noted that this was an ambitious project. Mr. Alexander cautioned that there are challenges for schools in TIF areas for multi family units when there is an increase in students without the accompanying increase in revenue that can create the need for redistricting.

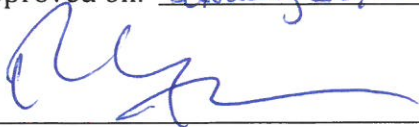
Discussion on Preliminary Engineering

Mr. Walls asked the RDC to review the information before them from United and Commonwealth to prepare for questions at the next meeting in order to move forward with one of these firms. ARPA committee is working with the RDC to collaborate on this sanitation need.

Mr. Henderson opened the floor up for public comment either in person or on zoom. No one spoke.

Mr. Walls made a motion to adjourn the meeting. Mr. West seconded the motion. The meeting adjourned at 5:06 p.m.

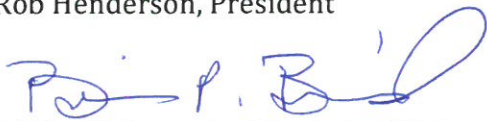
Approved on: January 23, 2023



Rob Henderson, President



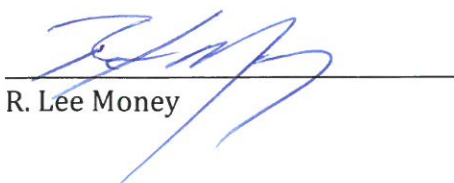
Kevin Walls



Brian Baird



Ron West



R. Lee Money