

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

**OCTOBER 20, 2020**

RDC President Rob Henderson called the meeting to order at 4:34 p.m. The following members of the RDC were present: Brian Baird (via Zoom), Curtis Harris, Rob Henderson, Lee Money, Kevin Walls, Ron West. A quorum was present.

**New Business**

Mr. Henderson noted that the purpose of the meeting was to review maps to help the RDC answer questions presented by Heather James, Counsel for the RDC.

Maps were presented showing the County, with a legend showing the unincorporated areas of the County.

Members focused in on the northwest corner of the County, where the new I-69 will be constructed.

Mr. West noted that he might be willing to TIF all the unincorporated areas in the County, but at the least, all of the unincorporated areas in White River Township, particularly since the money from one TIF district could be used in another area.

Mr. Money stated that there is the ability to expand the allocation area up to 20% without the additional hoops involved with initially establishing the area. This gives the RDC some flexibility in expanding the area later. He would like to verify this with Ms. James.

Mr. West asked if the expansion must be contiguous. Mr. Money responded affirmatively.

Mr. West stated that White River Township is the RDC's first priority, but Clark Township might be next.

Mr. Money also would like clarification from Ms. James as to whether the money can be expended outside of the TIF district.

Mr. Henderson agreed with Mr. West that it would not be unreasonable to TIF the entire unincorporated area.

Further discussion was had regarding the geographical location for the allocation area.

Mr. West inquired as to whether any increase in assessed value would be captured from the time the TIF district was implemented with regard to someone who has a residence that has an increased assessment.

Mr. Henderson questioned whether residential areas were excluded. Mr. Money asked to get clarification from Ms. James, as he believed it may be a choice for the RDC.

Mr. West stated that the bulk of the development along the I-69 corridor would be residential and that infrastructure improvements would be needed. The RDC may need to work with the schools to work something out. Many current subdivisions are in need of utility access.

Mr. Henderson stated that the increment would be limited to new development, but Mr. Money did not recall whether that was the case.

The members agreed that they saw no reason not to use the unincorporated area of White River Township as an allocation area.

Mr. Harris noted that schools rely on increased assessed value because schools lose money due to property tax caps, and the only way to make it up is through increased assessed value.

Mr. West stated that the I-69 corridor area is all residential or agricultural, with a few exceptions. Minimal commercial development may take place on the west side of SR 37.

Mr. Money stated that there was a greater opportunity for commercial development along that area.

Mr. West stated that all the development on the east side of I-69 would be residential.

Mr. Money stated that if there will be a frontage road, there will be commercial development, and that has the largest potential for same. Mr. Walls and Mr. Henderson stated they agreed with Mr. Money's assessment of the area.

Further discussion was had regarding the likely types of development that would occur along the I-69 corridor.

Mr. Henderson asked for clarification regarding the information needed for additional mapping. Mr. Walls agreed to work with the County's GIS Department to obtain more detailed maps of White River Township and the area east of I-65 from the Marion County line to the Shelby County line.

Mr. Walls suggested scheduling the next RDC meeting for the week of October 26, and to invite Ms. James. The other members agreed.

Mr. Henderson continued to go through Ms. James' questions and answers. He questioned whether individual properties owned by the County should be made allocation areas for future development.

Mr. Henderson requested that the other members consider the projects to be included, and stated he would like input from Ms. James regarding how specific the identification of projects should be.

Mr. West stated that the frontage road on the east side of I-69 would need to be constructed quickly. He asked whether the RDC can borrow money, and if so, how the project can be completed prior to receiving money. Mr. Money stated that the RDC can get a bond, and there would be a property tax backup from the County so that the bond payment can be paid. Mr.

Henderson stated that it could come out of general fund or an EDIT. Mr. Money stated that Ms. James will be able to clarify this for the members.

Mr. West also expressed concern regarding the impact that tax abatements will have and some discussion was had.

Mr. Walls offered that Chris Hamm from HWC may be helpful in making some engineering and design decisions later.

### **Approval of Minutes from September 28, 2020**

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

Mr. Henderson informed the other members that the County Council had approved the RDC's 2021 budget.

Mr. Walls made a motion to adjourn the meeting at 5:42 p.m. Mr. West seconded the motion, which carried unanimously.

Approved on: 10/27/2020



Rob Henderson, President



Brian Baird



R. Lee Money



Kevin Walls

absent

Ron West