

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

**OCTOBER 27, 2020**

RDC President Rob Henderson called the meeting to order at 4:33 p.m. County Attorney and RDC Secretary Shena Johnson performed the roll call. The following members of the RDC were present: Brian Baird (via Zoom), Curtis Harris, Rob Henderson, Lee Money, and Kevin Walls. Ron West was absent. A quorum was present.

**Approval of Minutes from October 20, 2020**

Mr. Walls made a motion to approve. Mr. Money seconded the motion. The vote carried four to zero.

**Approval of Expenditure for Surety Bonds for RDC Members**

Ms. Johnson stated that this expenditure is for the renewal of the annual surety bonds at the expense of \$318.00, which is in the RDC budget.

Mr. Money made a motion to approve. Mr. Walls seconded the motion. The vote carried four to zero.

**Discussion on the Creation of Economic Development Area/TIF District**

RDC Counsel Heather James was present to outline information needed for drafting the declaratory resolution.

Mr. Money stated that the Commission had made a general consensus to TIF the unincorporated area of White River Township.

Ms. James inquired as to whether there is any property the RDC would like to add to the RDC acquisition list to save time and legal fees later. She also needs maps and parcel lists for the economic development area and allocation area.

With regard to residential areas, Ms. James noted that if the RDC creates a TIF area, some residential property can be included, such as apartments and condos. However, there is a different process for including single family residential. Mr. Walls, Mr. Baird, and Mr. Henderson agreed that there is no appetite from the RDC to include single family residential.

Mr. Money noted the potential in the large unincorporated area that is mostly residential, as you approach the future I-69, to capture increases in AV in those residential areas.

Mr. Walls stated that there will be some money from those areas coming in for infrastructure improvements due to the proposed road impact fee.

Ms. James answered questions from the October 20 meeting, specifically:

- Money from one TIF allocation area can be used in another TIF allocation area within an economic development area.

- The statute regarding expansion of an allocation area by 20% without formal steps is no longer valid. Any amendment must go through all steps.
- Expansions must be contiguous, but can be creative in how those are physically connected.
- Money can be spent outside the economic development area so long as the expenditure is capital in nature, is in the economic development plan, and has an economic development purpose, so long as it serves and benefits the economic development area.
- Residential areas are not excluded, but it makes sense not to include them in the allocation area because they don't generate any TIF.
- Increment is limited to new development. When the confirmatory resolution is approved, it sets the base assessment date, so anything in the base is not captured. It is only new development.
- Projects do not have to be very specific; it depends on the comfort level of the RDC. Project cost estimates must be included.
- The RDC can issue bonds for new TIF areas, and the bond would be payable from future TIF, so could use a backup from another revenue source.
- The impact of tax abatements are a fair concern, as it is a different type of incentive.

Mr. Money noted that it would be difficult to identify pockets of undeveloped land within residential areas – including the broader area could save some time later.

Mr. Henderson asked whether there would be any harm in making the economic development area overlap the TIF area. Ms. James answered that we try to narrowly draw the allocation area boundaries because we are trying to get different development in different parts of the economic development area and we don't want to commingle. Another reason is the "but for" test – but for moving forward, new property taxes in the area, new development wouldn't have occurred. It would be fair in our situation to make it large and carve it out later.

Mr. Henderson noted that the White River TIF would have the same parcel list for the economic development area and the allocation area. Mr. Money asked Ms. James if the acquisition list should include any property that we intend to take by condemnation; Ms. James agreed.

Mr. Henderson noted that the East side of Franklin would also be an economic development area and asked whether the two processes could run parallel. Ms. James agreed.

More discussion was had regarding the boundaries of a proposed economic development area on the East side of Franklin.

The RDC members agreed to split the work of mapping each area and provide that information to Ms. James.

Mr. Walls stated that he would work on maps for the I-69 corridor, with Mr. Henderson's assistance. Mr. Baird volunteered to work on maps for the east side of Franklin, with Mr. Money's assistance.

Ms. Johnson asked Ms. James for an opinion regarding the feasibility of the timeline. Ms. James stated that it would only take a couple of days to turn around the resolution once she receives the information.

The RDC members agreed to send the information to Ms. James by November 17, with the vote on the areas on November 23.

There was some discussion regarding the timeline. Ms. James agreed to prepare a timeline and distribute the timeline to the RDC.

Mr. Money made a motion to adjourn the meeting at 5:19 p.m. Mr. Walls seconded the motion, which carried unanimously.

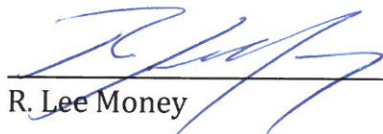
Approved on: November 23, 2020



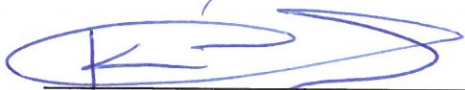
Rob Henderson, President



Brian Baird



R. Lee Money



Kevin Walls



Ron West