

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

JANUARY 25, 2021

RDC President Rob Henderson called the meeting to order at 4:31 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), Ron West, Rob Henderson, Lee Money, and Kevin Walls. A quorum was present.

Election of Officers

Mr. West made a motion to approve the same slate of officers as in 2020, as follows:

President: Rob Henderson
Vice President: Kevin Walls
Secretary: Lee Money.

Mr. Money seconded the motion. The vote carried five to zero.

Approval of 2021 Meeting Calendar

Mr. Henderson noted that the meetings are held on the fourth Monday of each month at 4:30 p.m. Mr. Walls made a motion to approve as presented. Mr. West seconded that motion. The vote carried five to zero. Ms. Johnson agreed to distribute the meeting calendar to all members.

Approval of Minutes from June 29, 2020

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

Approval of Minutes from November 23, 2020

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

Discussion of Substantive Provisions of Resolution Establishing JoCo I69 Corridor Economic Development Area

Discussion of Substantive Provisions of Resolution Establishing JoCo I65 Corridor Economic Development Area

Ms. Johnson noted that Heather James, RDC Counsel, needed some information to complete the Declaratory Resolutions, namely: An estimate of the costs to be incurred for the initial economic development of property. Discussion was had regarding same for both Economic Development Areas. Chris Hamm, Director of Economic Development for HWC Engineering, was present, and Mr. Henderson requested he give an opinion as to such an estimate. Mr. Hamm stated that the construction costs for a recent project related to I-69 was \$15 million.

Some factors to consider include land acquisition, utility expenses, and the extent of the construction. Mr. Hamm agreed that \$20 million was a reasonable estimate and would give flexibility to the Commission. Mr. Henderson proposed that estimates for both be a range of \$20 million to \$40 million. There was a consensus therefor.

Discussion Regarding Repayment of General Fund

Ms. Johnson noted that until last month, the RDC was a department in the General Fund, but now had its own fund. Ms. Johnson asked if there was interest in repaying the General Fund out of the new RDC fund. There was a consensus therefor.

Discussion Regarding Commissioner Appointment of Non-Voting School Board Member to RDC

Mr. Walls noted that Mr. Curtis Harris is no longer serving on the Clark Pleasant School Board. Discussion was had regarding replacing Mr. Harris. There was a desire among the Commission members to ensure that each local school board has representation on the various redevelopment commissions throughout the County. Mr. Walls stated that he would conduct further research, and Ms. Johnson reminded the Commission members that the Non-Voting School Board Member is appointed by the Board of Commissioners.

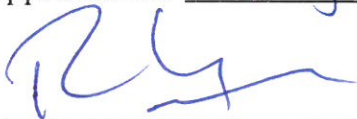
Mr. Walls requested that Mr. Hamm return to the podium to give general information regarding his experience with other redevelopment commissions.

Mr. Money noted that there would be significant expenditures coming up for the Commission, speculating about how the Commission would be able to bear those expenses. Ms. Johnson stated that there were certain economic fees that were redirected to the Commission during 2020, and stated that she would obtain the current balance information from the Auditor's Office and distribute same to the Commission members.

Mr. Hamm gave a summary of his experience in the redevelopment realm, including in Clinton and Montgomery Counties, and detailed how HWC Engineering has been able to assist other redevelopment commissions to meet their goals. There was discussion regarding sewer infrastructure in certain areas of the County, and how other communities have addressed similar concerns.

Mr. West made a motion to adjourn the meeting at 5:08 p.m. Mr. Money seconded the motion, which carried unanimously.

Approved on: February 22, 2021



Rob Henderson, President

B. P. Baird

Brian Baird

R. Lee Money

R. Lee Money

Kevin Walls

Kevin Walls

absent

Ron West