

**REDEVELOPMENT COMMISSION MEETING  
JUNE 25, 2015**

President Niksch called the meeting to order at 6:00 PM. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters took the roll. Members present were Doug Niksch, Jim Langen, LeAnn Angerman, Greg Shook, and Craig Earley. Timothy Cottingham was not in attendance. Also present were SEH Representative Matt Reardon, Building Administrator Tom Trulley, Clerk-Treasurer Judith Walters and one member of the press.

**APPROVAL OF MINUTES**

May 28, 2015 – Mr. Langen made a motion to approve the May 28, 2015 regular meeting minutes, seconded by Mr. Shook and carried with five ayes.

**OLD BUSINESS**

Appropriate TIF Funds – Clerk-Treasurer Walters stated before money can be spent out of the TIF Fund, we need to appropriate it to line items so we know how much you would like to spend on the façade program or professional services. She reported the beginning balance in the TIF Fund on January 1<sup>st</sup> was \$31,317.46, and she received the June 30<sup>th</sup> distribution, which was not as high as anticipated. The distribution received for TIF 08, which is Cedar Creek, was \$44,027.86, and the distribution received from TIF 38, which is West Creek, was \$341.71. The current balance today is \$75,687.03. Clerk-Treasurer Walters stated she had spoken to the Town's Financial Advisor, Greg Guerrettaz, and we believe there is an issue with the TIF distribution abstract because the County shows \$4 million, but we show \$16 million. She stated she spoke to the Auditor's Office who forwarded a TIF Distribution worksheet that will be forwarded to Matt Reardon and Greg Guerrettaz for review. With only having \$75,000, she stated she was not sure if the Commission would want to wait until next month to see if there was an error that was made before they appropriate the money. Mr. Niksch stated he was not sure if they were planning on spending anything until after next month, but that he felt more comfortable waiting to see if there was an error. The Commission agreed. Mr. Earley asked if a line item needed to be created now since money has already been spent for professional services. Clerk-Treasurer Walters stated they would be having a meeting with the attorney to discuss how TIF money can be spent as we are just starting to receive distributions, and there is currently an invoice in question. Mr. Niksch stated he believed there was already funding available for professional services. Mr. Reardon stated he agreed with Clerk-Treasurer Walters and that a budget needed to be set because there could be an opportunity to reimburse the Town directly for funds that they have already appropriated on the Council level for Redevelopment operations. He stated after Greg Guerrettaz goes through and does the TIF neutralization calculations we can square up with the County. After some discussion, it was decided that Clerk-Treasurer Walters would return next month with an update on the TIF and the money that needed to be appropriated.

Clerk-Treasurer Walters asked if the Commission could sign off on the prepared annual TIF letter to the Lake County Auditor and other taxing entities that states there is no excess assessed value from the TIF Allocation Areas and all potential captured assessment shall be captured for 2016. Mr. Niksch stated he would sign off on that.

Update Lake County IN Economic Alliance – Karen Lauerman – Ms. Lauerman gave an update as to what has been happening with the Lake County IN Economic Alliance including a potential distribution center out by Route 2 and Route 65. She also mentioned that the Ashland property had been shown to four clients along with the Oakley property. Each property included clients

that are involved in distribution centers, light manufacturing, and metal fabrication. Ms. Lauerman stated overall we have had an increase in inquiries for Lake County. There are currently thirty-six active projects and the top eight are between \$240-\$260 million of investments and include the potential for over one thousand jobs.

Mr. Niksch asked what they could do to help. Ms. Lauerman stated between Mr. Reardon and the LCEA, we are doing very well. She stated they would be doing some BR&E (Business Retention & Expansion) visits to see how the current business owners feel about their location and if anyone is looking to expand. Mr. Niksch asked if there was a way to tell how many hits Lowell is getting through the website. Ms. Lauerman stated there is a report that you can pull up weekly or monthly that would show the numbers. Ms. Lauerman went on to give an update of local conferences, including the Rail Summit that Mr. Koliboski and she had attended recently. Mr. Langen asked if there was a form for brokers to fill out for listings. Ms. Lauerman stated there are forms in the database for brokers to fill out for new listings, or they can transfer their listings to us through their database. She stated there are a variety of things that they do now that they were not able to do before such as commercial, office, medical office, and some retail.

Mr. Reardon announced to the Commission that there would be a 2025 event hosted by the Indiana Chamber of Commerce and the Forum on this coming Monday from 1:00 PM – 4:00 PM. Mr. Reardon gave the details of the event along with contact information.

Review and Finalize Facade Rebate Program - Mr. Reardon stated there is a draft in front of the Commission members that is comprised of the applications that were created by himself and Mr. Mandon. He stated before any money can be given, the budget needs to be set up, but the application is up for approval. Mr. Earley stated he had missed last month's meeting, but according to the minutes in April Mr. Mandon was appointed to create a draft, but somewhere between the April and May meeting, Mr. Reardon was appointed to create a draft. He asked how that came about. Mr. Niksch stated that Mr. Reardon did not do a draft and that the application is almost exactly the same as what Mr. Mandon did. He stated Mr. Reardon has been our liaison ever since we started. Mr. Earley stated he knew the history of it, but asked who asked Mr. Reardon to prepare a draft. Mr. Niksch stated he did not ask him to prepare a draft, but to put it in the proper form. Mr. Earley stated he was confused as to why Mr. Mandon was not present since he was asked to prepare a draft. Mr. Niksch stated he had mentioned to Mr. Mandon the day after the meeting that Mr. Reardon is and has been the Commission's liaison and that he should have never told Mr. Mandon to create the draft in the first place. Discussion followed.

Mr. Shook stated he was not sure if he had the correct copy in front of him and asked if the quarterly deadline for applications had been addressed. Mr. Reardon stated he did fix that on the application and has forwarded it to the attorney for review, which will probably be addressed at the meeting on July 13<sup>th</sup>. Mr. Niksch stated he had presented the draft to five local banks and they have all been very receptive. Mr. Reardon stated at this time you can approve the application in its current form and wait for the attorney's approval and allocation of the TIF funds. Discussion followed regarding having the attorney's approval before approving the program and application. Clerk-Treasurer Walters stated that she believed Mr. Westland wanted to set up a meeting on July 13<sup>th</sup> to discuss the program. Mr. Niksch stated he would really like to publicize the program and asked if it was something the Lake County Economic Alliance could publicize as well. Ms. Lauerman stated they could absolutely do that.

Mr. Earley stated he had some questions about amending the TIF District or creating a new one. At the April meeting, a motion was made to amend our current TIF District to include four parcels. During the discussion it was brought up that if we exceed the 20% limit, then we would need to create a new district. At the May meeting Mr. Oman stated we were above the 20% limit

due to some adjustments that were made. Mr. Earley asked what the adjustments were. Mr. Reardon stated you cannot just amend your TIF District any further. The minute you alter or change the authorizing resolution and ordinance, you have to change it. He stated Mr. Oman was not aware of the new legislation. Mr. Reardon gave an overview as to what needs to happen with the new parcels that were annexed in to the town before they can be a part of the TIF District. Mr. Earley stated it appears that we are moving ahead with the new TIF District, but the Commission never made that motion. The original motion was to amend the TIF District, which failed because of the new legislation. He stated at that point SEH began work on a new TIF District that we have not approved. Mr. Niksch stated it was his understanding that the Plan Commission directed SEH to do that. Mr. Reardon stated at the Plan Commission's March meeting they said any other areas that are brought in to the Town should be included in to a TIF District, which was stated by Mr. Don Parker. He stated he was unaware of the direction as well since he does not work for the Plan Commission, but once he saw it in the minutes, he believed it was something they should be doing. Mr. Earley asked if creating the TIF is now in the hands of the Plan Commission. Mr. Reardon stated the Plan Commission is part of the process of creating an Economic Development Area. If the Plan Commission does not approve it, you can do whatever you choose to, but it will not be approved unless the Town Council says it is okay. Mr. Niksch asked if before it becomes a reality, it needed to go through the Redevelopment Commission. Mr. Reardon stated you are the one doing that planning document, just like you did with the original Economic Development Area along Route 2. That process is still the same.

Mr. Earley stated that he knew of a few parcels that are urgent to be in the TIF District due to potential expansion, but now he does not know what is being prepared for the new TIF. Mr. Reardon stated he is not preparing to do anything until he hears from the Plan Commission. The underlying documentation and the plan process are the same; they have to meet the Findings of Fact and the Statute. He stated the document has to be prepared, presented to the lawyers, and then they will make a recommendation to the Plan Commission, this body, and the Council, but we can expedite the process if necessary. Discussion followed regarding the Plan Commission and Redevelopment Commission's involvement in creating the TIF District. Mr. Trulley stated Mr. Mandon will have a proposed zoning area for these annexed parcels that we just did. Mr. Earley stated this is where he is confused because he is just referring to the four parcels that were already in town. Mr. Trulley stated the zoning has to be declared for them before they can be a part of the TIF. Mr. Earley stated this is something that should have been discussed a long time ago. Mr. Trulley stated that was correct. Mr. Earley stated we talked about four parcels and four parcels only, but now it is the four parcels, the eighty acres, and whatever Mr. Parker wanted to add. He stated that was fine and that he agreed with Mr. Parker, but he did not realize it would hold up everything that the Redevelopment Commission was trying to do with these four parcels. Mr. Trulley stated the Plan Commission meeting would be on July 9<sup>th</sup> and then on July 13<sup>th</sup> David Westland, Mr. Reardon, Mr. Mandon, Mr. Shook, and himself are meeting to get everything together to present to the Redevelopment Commission. Mr. Reardon stated at that time we are hoping to do the four parcels and the eighty acres at the same time.

Mr. Earley asked if the Plan Commission's vote was enough for Mr. Reardon to proceed with the TIF District. Mr. Reardon stated he could not give a legal answer to that. "When someone says to do something and it is within the bounds of Redevelopment, then I do it because that is who I work for." Mr. Earley stated it was just very confusing where we stood with the four parcels that we were interested in as opposed to what the Plan Commission was interested in. Mr. Reardon stated you might want to discuss that with the Plan Commission because the thought was as parcels are annexed, and as law permits it, to include them in an Economic Development Area. He stated every time that happens, there is a process that has to occur. Discussion followed regarding the TIF tools and how TIF financing can be used, and a few highlights of the new legislation.

**NEW BUSINESS**

**PUBLIC COMMENT**

Robin Johnston, The Lowell Tribune, asked for a copy of the façade program. Mr. Earley stated our attorney has not reviewed it. Mr. Reardon stated a copy could be handed out at the next meeting.

**ADJOURNMENT**

With no further questions or comments, Mr. Earley made a motion to adjourn the meeting at 6:50 PM, seconded by Mr. Langen and carried with five ayes.

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Doug Nicksch, President

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LeAnn Angerman, Secretary