

**LOWELL PLAN COMMISSION MEETING
JANUARY 14TH, 2024**

President John Alessia called the meeting to order at 7:00pm. The Pledge of Allegiance was recited, and a moment of silence was held. Recording Secretary, Dianna Cade called the roll. Members answering the roll call were Greg White, John Alessia, Manny Frausto, Shane Lawrence, Shane Tucker, and Daniel Smith. Jim Konradi was present via zoom. Also, present was Rich Oman, Director of Planning and Development, Town Attorney Nicole Bennett and Craig Hendrix, Town Manager.

ELECTION OF OFFICERS 2024:

Mr. Frausto made a motion to nominate Mr. Alessia as President for 2024, seconded by Mr. White. No other nominations were heard. Motion carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye, via zoom.

Mr. Tucker made a motion to nominate Mr. Smith as Vice President for 2024, seconded by Mr. Frausto. No other nominations were heard. Motion carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye, via zoom.

Mr. White made a motion to nominate Mr. Frausto as Secretary for 2024, seconded by Mr. Tucker. No other nominations were heard. Motion carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye, via zoom.

Mr. Tucker made a motion to reappoint Mr. Shane Lawrence to the BZA, seconded by Mr. White and carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

APPROVAL OF MINUTES:

Mr. White made a motion to approve the regular meeting minutes from December 14, 2023, seconded by Mr. Frausto and carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

OLD BUSINESS: None

NEW BUSINESS:

PC 24-001 – Final Plat- Sierra Ridge – Unit 2 Phase 3

Mr. Chris Adams, Sierra Homes, 741 Village Pkwy, Lowell, IN.

Mr. Adams stated he is here tonight seeking final plat for Sierra Ridge, Unit 2, Phase 3.

Mr. Oman stated all the revisions that were requested by the TRC were made. This phase is 15 lots.

Mr. Hendrix stated all the fees have been paid. Mr. Oman stated the maintenance bond amount is included on the staff report. Mr. Tucker made a motion to approve the final plat for Sierra Ridge, Unit 2, Phase 3, seconded by Mr. Lawrence and carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

Mr. Tucker made a motion to accept the staff report as the Findings of Fact, seconded by Mr. Lawrence, and carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

MOTIONS CARRIES 7-0

Mr. Alessia stated the following dockets he will read as one.

He stated the following petitions are a Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto. He continued that there are 9 developmental areas.

Beverly Estates Residential Housing Economic Development Area
Redwing Lake Residential Housing Economic Development Area
Kingston Ridge Residential Housing Economic Development Area
Stone Mill Residential Housing Economic Development Area
Sierra Ridge Residential Housing Economic Development Area
Spring Run Residential Housing Economic Development Area
The Preserves Residential Housing Economic Development Area
Heritage Falls Residential Housing Economic Development Area
Freedom Springs Residential Housing Economic Development Area

PC 24-002 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Beverly Estates Residential Housing Economic Development Area).

PC 24-003 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Redwing Lake Residential Housing Economic Development Area).

PC 24-004 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Kingston Ridge Residential Housing Economic Development Area).

PC 24-005 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Stone Mill Residential Housing Economic Development Area).

PC 24-006 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Sierra Ridge Residential Housing Economic Development Area).

PC 24-007 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Spring Run Residential Housing Economic Development Area).

PC 24-008 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Preserves Residential Housing Economic Development Area).

PC 24-009 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an

Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Heritage Falls Residential Housing Economic Development Area).

PC 24-010 - A Resolution of the Lowell Plan Commission Approving a Resolution of the Lowell Redevelopment Commission Declaring an Area in the Town of Lowell, Indiana, as an Economic Development Area, Approving an Economic Development Plan for Said Area, establishing a Residential Housing Program and All Matters Related Thereto (Freedom Springs Residential Housing Economic Development Area).

Attorney Bennett stated to clarify the areas that President Alessia referred to are identified under PC 24-002 through PC 24-010 they were singled out by each of the properties that Mr. Alessia referred to and set forth as the development areas. President Alessia is reviewing them with the PC numbers all together. Attorney Bennett stated once the presentation is completed, they can be addressed with one vote. President Alessia stated thank you.

Mr. Craig Hendrix, Town Manager. Mr. Hendrix stated that he will be speaking in general for all the petitions and after he is done if there are any questions about a specific one, he can address them. Mr. Hendrix stated that the state legislature has given municipalities the ability to implement TIF residential developments. He stated that means to incentive residential development by allowing the town to capture incremental taxes. There is a base line of what the property is worth before it is developed, then you make improvements to it with infrastructure and the lot increases in value. The town is allowed to capture the incremental value between the based assessed value or whatever it is when you freeze it and when the new home is built on it the town can keep the increase in those taxes. The taxing unit will still get the base rate they will not get the increments. Mr. Hendrix stated that the town currently does this for commercial the state passed new legislation to allow for residential. Mr. Hendrix stated that the town financial consultants assembled a presentation that shows what the TIF money can be used for. The presentation was displayed on the screen. He discussed what the monies would be allowed to be used for. He stated there was a plan put together for each area. He used Beverly Estates as an example and discussed the improvements that the TIF monies could be used for in that area. Discussion.

Mr. Hendrix stated the RDC would be the body of the town that has the determination for the TIF. He stated you can gift 15% of the monies. He stated for example, to the school system, township trustees. They are allowed entities. Continued discussion on what the monies could be used for and given to.

Mr. Hendrix went through the procedure/steps for passing these residential TIF areas. The RDC will have a public hearing on February 26th. President Alessia stated what his concerns were prior to hearing the presentation at the TC meeting. He stated after hearing the presentation he learned that very little money is diverted away from the taxing units. The residents will not see any increase due to set tax caps. Mr. Hendrix displayed the slide that President Alessia is referring to. Discussion. Discussion on the window that the state legislature gave the municipalities to do this.

Mr. Hendrix stated with each resolution there is a map of the area attached. Discussion on the base year. If there are existing houses those are not in the allocation areas. Continued Discussion. Mr. Hendrix stated the RDC initiated the process, and the economic development committee will have to be involved since there are townhomes in the Kingston Ridge development area.

Attorney Bennett stated the funds must be dedicated to serving the areas and set out as separate financial areas. Discussion. Mr. Hendrix stated each year the RDC reevaluates the town's TIF districts. Mr. Hendrix stated the taxpayers have reached their max levy; they will not see any increase.

Mr. White made a motion to approve Plan Commission resolutions 1 thru 9, inclusive, approving the resolutions of the Lowell Redevelopment Commission declaring areas in the town of Lowell as Economic Development areas, approving the economic development plans for said areas, establishing residential housing programs and all matters related thereto for the following areas, respectively:

Beverly Estates Residential Housing Economic Development Area
Redwing Lake Residential Housing Economic Development Area
Kingston Ridge Residential Housing Economic Development Area
Stone Mill Residential Housing Economic Development Area
Sierra Ridge Residential Housing Economic Development Area
Spring Run Residential Housing Economic Development Area
The Preserves Residential Housing Economic Development Area
Heritage Falls Residential Housing Economic Development Area
Freedom Springs Residential Housing Economic Development Area

seconded by Mr. Frausto and carried with a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

DISCUSSION: NONE

ANNOUNCEMENTS: Next regularly scheduled meeting will be held on February 8th, 2024

ADJOURNMENT

With no further comments or questions, Mr. White made a motion to adjourn the meeting at 7:46pm., seconded by Mr. Frausto and carried by a roll call vote of all ayes. Mr. Konradi is heard responding aye via zoom.

John Alessia, President

Manny Frausto, Secretary