

Culver Redevelopment Commission Special Meeting Minutes
Monday 5 PM
November 22, 2021

The meeting began at approximately 5:00 PM.

Ms. Sally Ricciardi (President) Introductory Comments

- The CRC meeting is held under guidance provided by Indiana Governor Holcomb's Executive Order 20-02 and the Culver Town Council Resolution 2020-002
- The meeting is being recorded on Microsoft Teams and participation in the meeting is consent to be recorded and to the rebroadcast of the recorded meeting
- The recorded meeting will be uploaded on the Town of Culver YouTube account

1. Roll call

Mr. Gary Peric (Secretary) conducted roll call: Ms. Ricciardi, Mr. John Rogers (Commissioner), Mr. William Cleavenger (Vice President), Ms. Karen Shuman (CCSC non-voting Commissioner) and Mr. Marty Oosterbaan (Commissioner) were present and attended the meeting at the Culver Town Hall. Mr. Peric attended the meeting remotely participating via Microsoft Teams.

2. Review and Approve Declaratory Resolution 2021-001 and Plan Amendment(s) for the TIF Districts

Mr. Phil Faccenda (Barnes & Thornburg Partner) and Mr. Kyle Carlson (Baker Tilly) were at the meeting.

Mr. Faccenda indicated that from a procedural perspective once the CRC approved the resolution it would be forwarded to the Culver Planning Commission for review and approval and then it would be forwarded to Town Council for approval. After Town Council approval, public notice would need to be made of the resolution that a public hearing would be held prior to taking final action.

Mr. Faccenda generally explained the resolution to the CRC, as well as indicating that the resolution specifically:

- Amends the economic development plan for the Culver economic development area
- Removes from the Area and Allocation Area approximately 11 parcels that have declining assessed value which negatively impacts revenue received by the TIF

Culver Redevelopment Commission Special Meeting Minutes
Monday 5 PM
November 22, 2021

- Adds, to keep TIF property continuity, to the Area and Allocation Area the following:
 - The entirety of South Main Street within the Town from the intersection of South Main Street and West Davis Street and East Davis Street, including the entirety of that intersection, south to and including the entirety of the intersection of South Main Street and Batabano Street.
 - The entirety of North Lake Shore Drive with the Town from the intersection of North Lake Shore Drive and East Academy Road, including the entirety of such intersection, to the intersection of North Lake Shore Drive and State Road 10.

Mr. Carlson explained the rationale for removing the 11 parcels that would have negatively impacted TIF revenue if they remained in the TIF.

Public Input: Ms. Ricciardi inquired whether there were any public questions related to the proposed resolution:

- An inquiry related to how a change in ownership would impact TIF revenue was asked by a member of the public and explained by Mr. Carlson

Commissioner Input:

- Mr. Oosterbaan inquired whether the resolution would impact the recent school district referendum; Mr. Carlson indicated that it should not and Baker Tilly will provide a tax revenue impact of the referendum on overlapping taxing districts later in December
- Mr. Cleavenger asked Mr. Carlson about small decrements related to condos, which was explained by Mr. Carlson

A motion to approve Resolution 2021-001 was made by Mr. Oosterbaan and seconded by Mr. Cleavenger. Mr. Peric conducted a roll call vote related to the resolution: Mr. Oosterbaan (aye), Mr. Cleavenger (aye), Ms. Ricciardi (aye), Mr. Rogers (aye) and Mr. Peric (aye). The motion was unanimously approved.

Culver Redevelopment Commission Special Meeting Minutes
Monday 5 PM
November 22, 2021

3. Adjourn, Sign Resolution

Mr. Cleavenger made a *motion* to adjourn the meeting and sign the resolution that was seconded by Mr. Rogers. The motion was unanimously approved.

The meeting concluded at approximately 5:30 PM.

Respectfully submitted,

Gary Peric
CRC Secretary

Meeting Minutes