

Culver Redevelopment Commission Meeting

Special meeting

May 26, 2017 11:15 a.m.

1. Roll Call-

Tammy Shaffer, Rich West, Sue McInturff, Brandon Cooper
Tom Yuhas-Absent

2. Pledge-

Led by Mr. Cooper

3. Workforce Housing-

- a. Mr. West handed out a document which outlined and made the following motion:
Motion regarding Housing in Culver

Statement: The Culver Redevelopment Commission (CRC) believes that the lack of affordable housing in the Town of Culver is a very serious problem adversely impacting all areas of the Town: economic growth, success of local businesses (both large and small) and the education system just to mention a few. The CRC believe the housing problem is a multi-faceted one which will require several interventions to solve.

SO:

- Whereas the Town of Culver will be awarded a grant from the Indiana Regional Cities Program in the amount of \$270,000 to support the Sand Hill Farms Phase 1 development of 24 rental apartments; and
- Whereas the Town of Culver through the actions of the Town Council has:
 - Signed a Development Agreement concerning the Sand Hill Farm Development, and
 - Committed \$400,000 to construct and install the following infrastructure improvements: water lines, sewer lines, storm lines, street curbs, sidewalks and street lights; and said improvements will only extend to the Phase 1 apartment building.
- Whereas the Town of Culver has also committed to use the Regional Cities grant monies (\$270,000) to pay for these specific improvements,

Now therefore the Culver Redevelopment Commission agrees to the following:

1. The CRC will provide a maximum of \$400,000 (currently committed \$200,000 plus a potential \$200,000 more) toward the construction and installation of: water lines, sewer lines, storm lines, street curbs, sidewalks and street lights; and said improvements will only extend to the Phase 1 apartment building.
 - a. The CRC funds will be provided as needed after the \$270,000 Regional Cities Grant and the Town of Culver's \$400,000 have been exhausted on just these specific improvements
 - b. Any of the \$670,000 spent on other than the specific improvements will not permit drawing on CRC funds until that commitment has been achieved.
 - c. Changes in the scope of the development agreement without the prior consent of CRC will negate this financial commitment.

2. A critical solution to the Culver housing problem will be income based housing; and because the development of IHEDA housing in Sand Hill is contingent on a number of variables outside the control of the Town or CRC
 - a. CRC & the Town will seriously explore the property referred to as the "trailer park" for income base/subsidized IHEDA (section 42) housing; and CRC will establish a committee to investigate this option.
3. Understanding the property tax abatement issue involves a process within the Town Council and committees, but because the Sand Hill Farm property is in the Culver TIF 1 District and all property tax dollars from this site will result in revenues to the CRC, the CRC believes and encourages the Town to:
 - a. Limit a property tax abatement on Phase 1 of Sand Hill to a maximum of 10 years, and
 - b. The annual abatement during each of those 10 years will be directly proportional to the number of apartments meeting the program residency and work objectives.
 - i. So for example: in 2018 (payable in 2019) if 18 of the 24 units are rented to person or persons with a permanent residence in Culver and working in Marshall County, the abatement for 2018 will be 75% ($18/24 = .75$)

The motion was seconded by Mr. Cooper. The motion passed 3-1 with Ms. McInturff voting "nay".

Ms. Shaffer suggested any committee regarding the trailer park have a resident from the trailer park on the committee.

b. A motion was made to pass resolution 2017-001 by Ms. Shaffer and seconded by Mr. West. IT was approved 3-1 with Ms. McInturff voting nay.

4. Member Comments/concerns

Ms. Shaffer congratulated the town on becoming a finalist for the Stellar Grant.

5. Adjourn

Motion was made by Ms. Shaffer seconded by Ms. McInturff to adjourn, motion carried 4-0 and the meeting was adjourned at 11:30 a.m.

Respectfully submitted;

Brandon Cooper, President

Culver Redevelopment Commission