

GREENFIELD COMMON COUNCIL MINUTES
Wednesday, January 22nd, 2025
RICHARD J PASCO COUNCIL CHAMBERS
10 SOUTH STATE STREET
7:00 p.m.

The Greenfield, Indiana Common Council met in regular session on the 22nd of January 2025 at 7:00 p.m. in the Council Chambers, Room 127 located at 10 South State Street with Mayor Guy Titus presiding. The Invocation was given by Councilman Dan Riley followed by the Pledge of Allegiance led by Councilman Jeff Lowder.

CALL MEETING TO ORDER:

Mayor Guy Titus called the meeting to order of the Common Council for the purpose of conducting the business before the Greenfield Common Council. Roll call was given by Clerk-Treasurer Lori Elmore.

<u>PRESENT:</u>	Councilman	John Jester Jeff Lowder Thomas Moore Joyce Plisinski Dan Riley Anthony Scott
	City Attorney Clerk-Treasurer Mayor	Gregg Morelock Lori Elmore Guy Titus

<u>ABSENT:</u>	Councilman	Amy Kirkpatrick
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APPROVAL OF MINUTES:

Councilman Scott moved to approve the minutes of the Meeting held on January 8th, 2025, duly seconded by Councilman Riley. Motion carried *viva voce*.

REPORTS OF COMMITTEES:

Councilman Lowder provided a report for number of permits which had been issued in 2025.

It was also discussed that a stop sign at the intersection of Center Street and Tague Street was planned to be installed as agreed at the last Traffic Safety Meeting.

Council President John Jester provided a list of the appointments he has made for the Fiscal Year of 2025

President Pro-Tem	John Jester
Budget Chairman	Anthony Scott
Budget Co - Chairman	Dan Riley
Infrastructure	Thomas Moore
Utilities	Jeff Lowder
Utilities	Thomas Moore
Environmental Affairs	John Jester
Economic Development & Community Affairs	Dan Riley
Public and Traffic Safety	Amy Kirkpatrick
Planning & Zoning	Thomas Moore
Greenfield Government Access Advisory Board	Joyce Plisinski
Greenfield Government Access Advisory Board	Thomas Moore
Greenfield Hancock County Communication	Jeff Lowder
Greenfield Hancock County Communication	Dan Riley
Hancock Economic Development Committee	Dan Riley
Appointment to the Redevelopment Commission	Stephen Burt
Appointment to the Redevelopment Commission	Rick Roberts
Hancock Solid Waste Management Board	Dan Riley
Greenfield Fire Territory Merit Board	Dave Huffman
Greenfield Main Street	Thomas Moore
Hancock County Public Library Board	Lori Elmore

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Resolution No. 2025/02

Resolution of the Common Council of the City of

Greenfield, Indiana Approving the Purchase of Road Improvements from the Consolidated North Economic Development Area as introduced by Attorney Morelock. Councilman Plisinski moved to approve Resolution No. 2025/02 as presented, seconded by Councilman Jester. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Jester, Lowder, Moore, Plisinski, Riley and Scott. Nays: None. Resolution No. 2025/01 was declared approved by a 6 to 0 vote.

MISCELLANEOUS BUSINESS:

Tyler Rankins was present to provide an update on how the recent SNOW EVENT was organized by his department on January 5th and 6th. He explained the snowstorm began on Sunday afternoon and continued until Tuesday morning. The crews were out the entire time trying to stay ahead of the storm and ensure the roads were cleared as best as possible. Seven departments worked over the 48-hour time frame. The Mayor expressed his gratitude to those we worked during the storm as did other members of the Council.

Daughters of the American Revolution Representatives from the Brandywine Creek Chapter were present to present the Mayor with a commemorative flag. Cherie Burrow, Bonnie Wooten, Regent, Jan Jarvin and Linda Lawsen were present to provide information about the upcoming 250th celebration of the United States of America on July 4th, 2026. They promote educational information about the Daughters of the American Revolution, being one of eighty-six chapters in the state of Indiana.

Bob Workman representing the City owned Veterans Memorial Park was present to discuss the Memo of Understanding with the City. Bob explained that 4 different Veterans organizations take one week a month to clean the park so that it was being tended every week throughout the year. It now hosts 20,000 bricks with names of service men and women who have a connection to Hancock County. The park is owned by the City and the Veterans' organization have been responsible for the upkeep and landscaping of the park using the sale of the bricks to support these expenses. Bob requested the Council support the maintenance costs of the park in the amount of \$10,000 per year to allow the landscaping to be kept up in a professional manner. They have the funding to cover the expenses in 2025 but would be looking for a long-term commitment that would allow the park to be maintained at its current level for years to come.

Questions on where to purchase bricks were asked. Bob advised them to look at the website for information. <https://www.greenfieldin.org/greenfield-parks/hancock-county-veterans-park>

The Council President said they wanted to discuss this further and would get back to him.

Bob was thanked for the work he and the other organizations due to keep the park in such beautiful condition.

Buzz Krohn, of Krohn & Associates, provided a presentation on the proposed Downtown Redevelopment Project – Downtown Garage which is being discussed with the Ridge Group (TRG).

The project is proposed to include multi-family units in the amount of 150 with 16,500 square feet of residential shops on the lower level with the Pennsy Trial dividing the two separate units of the complex.

Buzz explained that TRG plan to invest approximately \$38.5 million dollars in the project with State IEDC and City of Greenfield providing the gap funding. The City would solely use the funds received from our TIF allocation of property taxes received each year. If approved, the City's obligation would be paid from TIF at an estimated amount of \$1,200,000.00 to bond payments until the year 2039 when the TIF area we receive these funds from will sunset. Upon the full buildout of the project, the City could expect to receive \$500,000. In TIF funding from the development. Buzz confirmed that no abatement of taxes would be made toward the project.

In addition, there are parcels of land which would need to be swapped between the city and the developers for the project to move forward with no cash money being exchanged in order to have the land to build the 300 spaces, 4 story parking garage at the intersection of Pennsylvania and South Street.

Buzz confirmed the parking spaces are suggested to be built at the cost of \$35,00 per parking space and the project proposes 70 to 80 apartment units to be wrapped around the parking garage and retail units.

Buzz confirmed we currently receive an estimated amount of \$4.1 million dollars of TIF money each year. \$1.2 million of that amount would be pledged to the bond payment for the parking garage, an additional \$500,000.00 is obligated to the Sewage Works Revenue Bond of 2014 and an additional \$500,000.00 could be given to the Water Works Revenue Bond of 2023.

Buzz further explained that the North Economic Development TIF area is due to begin to sunset in 2033 Pay 2034 and the revenue we receive in TIF from this area will begin to decrease from this 2034. In 2039, the revenue we receive from this TIF area will end and the North Economic TIF area will be completed, and no additional revenue will be received.

Buzz further continue providing clarification that approximately \$10.5 to \$11.0 million in TIF funding could be used to pay the Parking Garage bond with \$1.1 million being pledged for 14 years until bond is repaid and TIF area sunsets.

The revenue the TIF area will receive until the start of the sunsetting of the area in 2033 is approximately \$4,100,000.00 million each year. There are commitments of \$1,000,000.00 for two current bond payments for water and wastewater projects being paid annually from this amount and the Downtown Garage project could commit a further \$1,100,000.00 of the TIF revenue, leaving around \$2,000,000.00 for the spending plan approved by the Redevelopment Commission (RDC) each year for the use of TIF funds.

It was confirmed are now required to provide a two-year spending plan, approved by the RDC, to the Department of Local Government Finance (DLGF) each year in December which was provided in December of 2024. Should this project moved forward, the DLGF would need to amend the Spending Plan and re-submit to the DLGF.

Buzz explained that should the RDC vote to approve the use of TIF funds for the Garage Project, the Council would approve the issue of debt. A BOT agreement would need to be approved which is a BUILD/OWN/TRANSFR agreement which will lock in the cost of construction and the procurement process would commence and lock in the allocation of TIF funding for the bonds. Gap funding obligation from TIF from TRF would also be used for the project.

Buzz stated that we were at a point in the project where the Council needed to decide if the project was viable, and they wished to move forward. There needed to be a consensus of approval for the project by the members of the Council. Mayor Titus spoke in favor of the project moving forward.

Councilman Scott asked about the cost of the gap funding which is \$3,200,000.00 and it was confirmed it would be the responsibility of TRG.

No additional questions were asked at this time.

Buzz commented the Dennison Group is the company who operates their garages in other area and stated the cost of a building a parking space is generally around \$38,000.00 per space. Suggestions of charging for the parking in two-hour increments to raise money for the long-term maintenance of the garage are being discussed as are costs for the assigned parking spaces for the apartment residents. All expenses would be coming from the TIF fund.

Buzz stated there would be additional funding coming in from the newly approved 2024 NED area once one of the 22 parcels completed development. 22 parcels had been separated out of the current NED area in order to create a new NED area which allow for a future revenue source.

He emphasized the focus and goal of the project is to revitalize the downtown area of Greenfield believing this addition will draw people to want to be more actively involved in the downtown area.

It was noted that Councilman Moore was not able to participate in the discussion of the project and is not be able to vote due to his personal involvement with the project.

Tyler Ridge of The Ridge Group (TRG) spoke and stated they were working on a final design of the project.

Councilman Scott asked that a traffic study be conducted for the project to help determine how this development would impact the traffic flow in the area.

Councilman Jester moved to proceed with the project, duly seconded by Councilman Plisinski.

Motion carried *viva voce*.

Councilman Moore abstained from voting.

Clerk-Treasurer Elmore provided an update on the information contained in the 2025 Budget Order recently received from the DLGF which officially approves the budget numbers provided by the City to the DLGF. She explained the high lights including the overall report which were as follows:

Fund	Certified Budget	Certified AV	Certified Levy	Certified Rate
General Fund	\$17,206,649.00	\$1,799,991,875	\$6,557,370	\$0.3643
Local Road and Street	\$700,000.00	\$1,799,991,875	\$0	\$0.0000
Motor Vehicle Highway	\$2,102,189.00	\$1,799,991,875	\$505,798	\$0.0281
Parks and Recreation	\$1,995,148.00	\$1,799,991,875	\$1,200,595	\$0.0667
Fire Territory	\$8,355,022.00	\$2,262,756,338	\$5,955,575	\$0.2632
Fire Territory Equipment	\$665,000.00	\$2,262,756,338	\$753,498	\$0.0333
TOTAL UNIT	\$32,804,122.00	\$0.00	\$16,040,232	\$0.8149

PETITION OR COMMENTS OF CITIZENS:

None.

ADJOURNMENT:

There being no further business to be brought before the Greenfield Common Council, Councilman Jester moved to adjourn the meeting at 20:20 p.m., duly seconded by Councilman Plisinski.

Motion carried *viva voce*.

Mayor Guy Titus announced that the next meeting of the Common Council will be held on Wednesday, February 12th, 2025, at 7:00 p.m. Mayor Guy Titus declared the meeting adjourned.

Lori Elmore
Clerk-Treasurer

Guy Titus
Mayor