**GREENFIELD COMMON COUNCIL MEETING MINUTES**

**Wednesday June 11th, 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 11th of June 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 Moore, followed by the Pledge of Allegiance led by Councilman Plisinski.

**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.

**PRESENT:** Councilman Amy Kirkpatrick

Jeff Lowder

Thomas Moore

Joyce Plisinski

Dan Riley

Anthony Scott

City Attorney Gregg Morelock

Clerk-Treasurer Lori Elmore

Mayor Guy Titus

**ABSENT:** Councilman John Jester

**Swearing in of Greenfield Police Officers**

Mayor Titus recited the Oaths of Office to Police Officer James Young and Police Officer Ian Copeland while their families and friends looked on. Officers Young and Copeland given a hearty welcome by all present and pictures were taken to preserve the occasion.

**REPORTS OF COMMITTEES: None.**

**UNFINISHED BUSINESS:**

**Ordinance No. 2025/19** Councilman Riley moved to amend Ordinance No. 2025/19 s explained, duly seconded by Councilman Scott. Motion carried viva voce.

**Ordinance No. 2025/19 An Ordinance Authorizing the Issuance of the City of Greenfield, Indiana Economic Development Revenue Bonds (Taxable and Tax-Exempt), and Lending of the Proceeds Thereof to TRG Development, LLC or Related Entity and Authorizing and Approving Other Actions in Respect Thereto;** on second reading. Councilman Riley moved to approve as amended on second reading, duly seconded by Councilman Plisinski. Motion Carried *viva voce*.

**Ordinance No. 2025/19 An Ordinance Authorizing the Issuance of the City of Greenfield, Indiana Economic Development Revenue Bonds (Taxable and Tax-Exempt), and Lending of the Proceeds Thereof to TRG Development, LLC or Related Entity and Authorizing and Approving Other Actions in Respect Thereto;** on third and final reading and eligible for final adoption by the Common Council. Councilman Riley moved to approve, as amended, Ordinance 2025-19 as presented on third reading, seconded by Councilman Plisinski. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Kirkpatrick, Lowder, Moore, Plisinski, Riley and Scott. Nayes: None. Ordinance 2025-19 was declared approved by 6 to 0 vote.

**Ordinance No. 2025/20 An Ordinance Authorizing the Entering into of a Conditional Project Expenditure Agreement or Bonds of the City of Greenfield, Indiana (TRG Apartments Project) and the Granting of the Proceeds Thereof to TRG Development, LLC and/or Their Assign, and Authorizing and Approving Other actions in Respect Thereto;** on second reading. Councilman Scott moved to approve on second reading, duly seconded by Councilman Riley. Motion Carried *viva voce*.

**Ordinance No. 2025/20 An Ordinance Authorizing the Entering into of a Conditional Project Expenditure Agreement or Bonds of the City of Greenfield, Indiana (TRG Apartments Project) and the Granting of the Proceeds Thereof to TRG Development, LLC and/or Their Assign, and Authorizing and Approving Other actions in Respect Thereto;** on third and final reading and eligible for final adoption by the Common Council. Councilman Scott moved to approve Ordinance 2025-20 as presented on third reading, seconded by Councilman Plisinski. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Kirkpatrick, Lowder, Moore, Plisinski, Riley and Scott. Nayes: None. Ordinance 2025-20 was declared approved by 6 to 0 vote.

**Ordinance No. 2025/21 An Ordinance Authorizing the Lease of Property Relating to the driveway located at the Indiana State Armory located in Greenfield, IN on Apple Street servicing the Greenfield Parks Department;** on second reading. Councilman Lowder moved to approve on second reading, duly seconded by Councilman Scott. Motion Carried *viva voce*.

**Ordinance No. 2025/21 An Ordinance Authorizing the Lease of Property Relating to the driveway located at the Indiana State Armory located in Greenfield, IN on Apple Street servicing the Greenfield Parks Department;** on third and final reading and eligible for final adoption by the Common Council. Councilman Scott moved to approve Ordinance 2025-21 as presented on third reading, seconded by Councilman Plisinski. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Kirkpatrick, Lowder, Moore, Plisinski, Riley and Scott. Nayes: None. Ordinance 2025-21 was declared approved by 6 to 0 vote.

**NEW BUSINESS:**

**Ordinance No. 2025/22 An Ordinance Amending Title VII, Chapter 74, Schedule II of the Code of Ordinances of the City of Greenfield, Indiana Regarding the Flow of Traffic on South Street;** on first reading as introduced by the City Attorney. Councilman Riley moved to approve, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/23 An Ordinance Regarding the Transfer of Funds within the 2025 budget of the Storm Water Utility;** on first reading as introduced by the City Attorney. Councilman Riley moved to approve, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/24 An Ordinance Amending Ordinance No. 2024/45 – Salary Ordinance for the Fiscal Year of 2025 making changes to allow for a second Planning Director from June 7th until June 30th;** on first reading as introduced by the City Attorney. Councilman Riley moved to approve, duly seconded by Councilman Plisinski. Motion Carried *viva voce.*

**Councilman Riley moved to suspend the rules of order and pass on second and third reading, duly seconded by Councilman Kirkpatrick. Motion Carried *viva voce.***

**Ordinance No. 2025/24 An Ordinance Amending Ordinance No. 2024/45 – Salary Ordinance for the Fiscal Year of 2025 making changes to allow for a second Planning Director from June 7th until June 30th** on second reading. Councilman Moore moved to approve on second reading, duly seconded by Councilman Kirkpatrick. Motion Carried *viva voce*.

**Ordinance No. 2025/24 An Ordinance Amending Ordinance No. 2024/45 – Salary Ordinance for the Fiscal Year of 2025 making changes to allow for a second Planning Director from June 7th until June 30th;** on third and final reading and eligible for final adoption by the Common Council. Councilman Kirkpatrick moved to approve Ordinance 2025/24 as presented on third reading, seconded by Councilman Scott. Maor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Kirkpatrick, Lowder, Moore, Plisinski, Riley and Scott. Nayes: None. Ordinance 2025/24 was declared approved by 6 to 0 vote.

**Cynthia Bowen of Rundell Ernstberger Associates aka REA** and **Ed Curtin of CWC Latitude LLC** addressed the members of the Council to provide information on the completion of the 2025 Comprehensive Plan. The Comprehensive Plan is updated every five years and is the blueprint for the way the City plans to grow in the future. Many hours are spent gathering information and working with the Citizens of Greenfield to gain feedback on how they would like to see our City grow and develop. This document is used when we apply for grants and is extremely helpful when people want to know more about the plans the leadership of the City of Greenfield have in place. The document is a fluid document and could be amended many times over the course of the five years but it is a benchmark for those coming behind us.

**Resolution No. 2025/07 A Resolution of the Common Council of the City of Greenfield, Indiana Adopting the 2025 Amended Greenfield Comprehensive Plan;** Councilman Scott moved to approve Resolution 2025/07, seconded by Councilman Kirkpatrick. Mayor Titus called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Kirkpatrick, Lowder, Moore, Plisinski, Riley and Scott.

Nayes: None. Resolution 2025/07 was declared approved by a 6 to 0 vote

**ABATEMENTS:**

**Abatements Found to be in Compliance for tax year 2025 pay 2026**

**AVERY DENNISON CORPORATION – Filed on time with all offices**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Personal Property for **Avery Dennison Corporation** approved by **Resolution No. 2017-11 (Year 6 of 10)** included for Council consideration.

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Avery Dennison Corporation** approved by **Resolution No. 2017-11 (year 6 of 10)** included for Council consideration.

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**BASTIAN SOLUTIONS, LLC AND BASTIAN AUTOMATION ENGINEERING LLC. - filed on time with all offices**

**Compliance with Statement of Benefits Personal Property;** Form CF-1 / Real Property for **Bastian Solutions LLC** approved by **Resolution No. 2019-09 AND 2019-11 (YEAR 5 of 10)**

**Compliance with Statement of Benefits Real Property;** Form CF-1 / Personal Property for **Bastian Solutions LLC** approved by **Resolution No. 2019-11 (YEAR 5 of 10)**

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**ELANCO US INC., EL GREENFIELD IN LANDLORD LLC ET AL AND ELANCO US INC.**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Elanco US Inc., EL Greenfield IN LLC, et al** approved by Resolution **2014-15 (Year 9 of 10)** included for Council consideration.

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**ELANCO US INC., EL GREENFIELD IN LANDLORD LLC ET AL AND ELANCO US INC ABATEMENTS HAVE EXPIRED**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Elanco US Inc., EL Greenfield IN LLC, et al** approved **Resolution No. 2008-11 (Year 12 of 10)** included for Council consideration.

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Elanco US Inc., EL Greenfield IN LLC, et al** approved by **Resolution No.** **2012-4 (Year 12 of 10)** included for Council consideration.

**BL Progress Park Partners, LLC. /Elanco US, Inc. ABATEMENT HAS EXPIRED**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **BL Progress Park Partners, LLC** approved by **Resolution No. 2014-15 (Year 12 of 10)** included for Council consideration.

Councilman Moore moved to find these abatements in **non-compliance** due to them having expired two years ago, duly seconded by Councilman Plisinski. Motion Carried *viva voce.*

**INDIANA AUTOMOTIVE FASTENERS, INC.**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Indiana Automotive Fasteners, Inc.** approved by **Resolution No. 2014-2 (Year 10 of 10**) included for Council consideration.

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Personal Property for **Indiana Automotive Fasteners, Inc.** approved by **Resolution No. 2014-2** **(Year 10 of 10)** included for Council consideration.

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Personal Property for **Indiana Automotive Fasteners, Inc.** approved by **Resolution No. 2015-10 (Year 10 of 10)** included for Council consideration.

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**PHOTON HOLDINGS**

**Compliance with Statement of Benefits Personal Property;** Form CF-1 / Personal Property for Photon Holdings approved by **Resolution No. 2020-4 (Year 3 of 10)** included for Council consideration.

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**YAMAHA MOTOR CORPORATION USA/YAMAHA MARINE PRECISION PROPELLERS INC.**

**Compliance with Statement of Benefits Real Estate Improvements;** Form CF-1 / Real Property for **Yamaha Motor Corporation USA,** approved in **Resolution No. 2019-4 (Years 5 &6 of 10)** included for Council consideration.

**Compliance with Statement of Benefits Personal Property;** Form CF-1 / Personal Property for **Yamaha Marine Precision** **Propellers Inc.,** approved in **Resolution No. 2019-5 (Years 5 & 6 of 10)** included for Council consideration.

Councilman Riley moved to approve, duly seconded by Councilman Jester. Motion Carried *viva voce.*

**YAMAHA MOTOR CORPORATION USA/YAMAHA MARINE PRECISION PROPELLERS INC.**

**Compliance with Statement of Benefits Real Estate Improvements;** Form CF-1 / Personal Property for **Yamaha Motor Corporation USA,** approved in **Resolution No. 2023-6 (Year 0 of 10)** included for Council consideration.

**Compliance with Statement of Benefits Real Estate Improvements;** Form CF-1 / Real Property for **Yamaha Motor Corporation USA,** approved in **Resolution No. 2023-6 (Year 0 of 10)** included for Council consideration.

*Pending AV Increase by the Auditor’s office - Not yet assessed so nothing was due to be filed this year.*

**Found in Non-Compliance – failed to file their CF-1 by the May 15th deadline.**

**BWI North America Inc., INDYCAR Property LLC c/o US Realty Advisors, LLC. NOTHING FILED BY DEADLINE**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **BWI North American doing business as Indycar Property approved** by Resolution **2017-5 (Year 6 of 10)** included for Council consideration

**BWI INDIANA, INC. NOTHING FILED BY DEADLINE**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **BWI Indiana approved** by Resolution **2017-5 (Year 6 of 10)** included for Council consideration

Councilman Moore moved to find these abatements in non-compliance, duly seconded by Councilman Plisinski. Motion Carried *viva voce.*

**DANELI CORPORATION NOTHING FILED BY DEADLINE**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Real Property for **Daneli Corporation approved** by Resolution **2021-15 (Year 2 of 10)** included for Council consideration.

Councilman Moore moved to find these abatements in **non-compliance** due to them having expired two years ago, duly seconded by Councilman Plisinski. Motion Carried *viva voce.*

**HITACHI ASTEMO GREENFIELD (Previously known as KEIHN IPT MFG., LLC) NOTHING FILED BY DEADLINE**

Compliance with Statement of Benefits Real Estate Improvements; Form CF-1 / Personal Property for **Hitachi Astemo Greenfield (formally known as Keihn IPT MGF., LLC)** approved by **Resolution No.** **2015-8 (Year**

**10 of 10)** included for Council consideration.

*Councilman Moore moved to find these abatements in non-compliance due to them having expired two years ago, duly seconded by Councilman Plisinski. Motion Carried viva voce.*

**NOT YET ASSESSED SO NO FILING OF CF-1 IS REQUIRED for 2025 pay 2026**

**PROJECT HUSKIES** **NOTHING TO FILE UNTIL FULLY ASSESSED**

**Compliance with Statement of Benefits Real Estate Improvements;** Form CF-1 / Real Property for **Yamaha Motor Corporation USA,** approved in **Resolution No. 2023-6 (Year 0 of 10)** included for Council consideration;

*Pending AV Increase by the Auditor’s office*

**SHEAR PROPERTY GROUP NOTHING TO FILE UNTIL FULLY ASSESSED**

No paperwork was filed. (YEAR 0 OF 10)

**MISCELLANEOUS BUSINESS:**

Swearing in of Greenfield Police Officers - James Young and Ian Copeland - this was done at the start of the meeting.

**Upcoming dates for the Mixed-Use Parking Garage Project were provided** with the understanding that some of the dates will be amended as we are not yet at the state in the time-table.

**UPCOMING DATES FOR THE PUBLIC PARKING GARAGE PROJECT**

**ESTIMATED $11,500,000.00 DOLLARS FOR 350 SPACES, 3 STORIES PARKING GARAGE**

**~~Done - Tuesday, May 13~~~~th,~~**  ~~– Board of Work - BOW members voted yesterday to accept BOT bid from The Ridge Group (TRG)~~

**~~Done - Wednesday, May 28~~~~th,~~  ~~–~~** ~~4:00 p.m. start - Re~~**~~development Commission will meet to hear information and full presentation from The Ridge Group (TRG) about the project~~** ~~– all members of the public are welcome to attend.~~

**~~Done - Wednesday,~~** ~~May 28~~~~th~~ ~~– 7:00 p.m. - Common Council will hold a Public~~ **~~Hearing to award the BOT bid to TRG – Public welcome to attend and comment during public hearing AND the Council will introduce the Ordinance to approve the Economic Development Commission BANs - This is the only meeting where the public is able to speak to the members of the Council during the Public Hearing and the Comments of the Citizens section of the agenda.~~**

**~~Monday, June 9~~~~th~~ ~~– 3:00 p.m. – Economic Development Commission will meet to hold a Public Hearing and adopt a Resolution and Report regarding the EDC BANs~~**

**~~Monday, June 9~~~~th~~ ~~– 4:00 p.m. – Redevelopment Commission will meet o pass a Resolution to Pledge TIF proceeds to the Economic Development Commission BANs~~**

**~~Tuesday, June 10~~~~th~~ ~~– 7:00 p.m. – Planning Commission is delivered the report from the EDC at their regularly scheduled meeting.~~**

**~~Wednesday, June 11~~~~th~~ ~~– 7:00 p.m. – Common Council meeting to have the second reading and adoption of the ordinance to approve the EDC BANs~~**

**Thursday, October 2nd – Finalize Offering Documents or Term Sheet of the EDC BANs**

**Wednesday, Wednesday, October 22nd – EDC BANs are SOLD.**

**Wednesday, November 13th – Pre-Closing on EDC BANs**

**Thursday, November 14th – Closing on EDC BANs**

**UPCOMING DATES FOR THE MIXED-USE DOWNTOWN PROJECT**

**$5.900,000.00 DOLLAR TRG INCENTIVE FOR APARTMENTS**

* **~~Done - Wednesday, May 28~~~~th~~ ~~– 4:00 p.m. – Redevelopment Commission to meet to discuss the parking garage project and receive information from TRG~~**
* **~~Done - Wednesday, May 28~~~~th~~~~- 7 p.m. – Common Council meeting to:~~** ~~1) have first reading on Incentive Bond Ordinance, 2) approve Resolution for transfer of parcels to the Redevelopment Commission and 3) introduce Ordinance to vacate the alleyway located in the project area~~
* **~~Thursday, May 29~~~~th~~** ~~– two appraisals for the parcels to be swapped between City and Developer are ordered to be conducted – median price of the two appraisals are used to establish the value of the land~~
* **~~Monday, June 9~~~~th~~ ~~- 3:00 p.m.~~** ~~– EDC~~ **~~Public Hearing~~** ~~with comments from the citizens- meeting to pass Resolution of the EDC to approve the financing documents and EDC report. Members of the public are able to speak during the Public Hearing~~
* **~~Monday, June 9~~~~th~~ ~~– 4:00 p.m. – Redevelopment Commission to meet to: 1) Resolution to Adopt Pledge Resolution to commit TIF funding to economic incentive and 2) Resolution for the RDC to accept the transfer of parcels from the City~~**
* **~~Tuesday, June 10~~~~th~~ ~~– 7:00 p.m. – EDC Report is delivered to the Planning Commission Director to present at the Planning Commission meeting~~**
* **~~Wednesday, June 11~~~~th~~ ~~– 7:00 p.m. – Common Council to approve the Incentive Bond Ordinance on second reading and final reading to Adopt~~**
* **Wednesday, June 11th – publish notice of public hearing to vacate alley**
* **Tuesday, June 24th 10:00 a.m. – Board of Works to accept appraisals for the parcels**
* **Wednesday, June 25th – 7:00 p.m. – Common Council to hold Public Hearing on vacation of the alley and adopt the Ordinance approving the vacation of the alley on second and third reading to adopt the ordinance.**
* **Wednesday, July 2nd – first publication of offer to sell parcels**
* **Wednesday, July 9th – second publication of offer to sell parcels**
* **Wednesday, July 16th – Receipt of the bids for sale of the parcels**
* **Tuesday, July 22nd – 10:00 a.m. – Board of Works meeting to review the bids on behalf of the RDC for the parcels and accept or reject all bids for sale of parcels**
* **Tuesday, September 8th – 4:00 p.m. – Redevelopment Commission negotiates the terms of the sale of the parcels and transfer for economic incentive. Resolution will be created for this action to occur. RDC will transfer to the developer when approved.**
* **Wednesday, November 14th- Close on economic incentive with TRG for bonds to finalize the project with all entities.**

**PETITION OR COMMENTS OF CITIZENS:**

**ADJOURNMENT:**

Mayor Titus confirmed there was no further business to be brought before the Greenfield Common Council, Councilman Riley moved to adjourn the meeting at 19.32 p.m., duly seconded by Councilman Scott. Motion carried viva voce.

Mayor Titus declared the meeting adjourned and announced that the next meeting of the Common Council will be held Wednesday, June 25th at 7:00 p.m.

**NEXT SCHEDULED MEETING: Wednesday, 25th of June 2025**