

GREENFIELD COMMON COUNCIL MEETING AGENDA

Wednesday June 11th, 2025

RICHARD J PASCO COUNCIL CHAMBERS

10 SOUTH STATE STREET

7:00 p.m.

Please Stand for the Invocation and the Pledge of Allegiance

INVOCATION:	Councilman Moore
PLEDGE OF ALLEGIANCE:	Councilman Plisinski
MEETING CALLED TO ORDER:	Mayor Guy Titus
ROLL CALL OF ATTENDANCE:	Clerk-Treasurer Lori Elmore

Swearing in of Greenfield Police Officers James Young and Officer Ian Copeland

REPORTS OF COMMITTEES:

UNFINISHED BUSINESS:

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 and available for amendments, simple motion for approval **with a voice vote.**

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 reading and final reading and eligible for adoption **with motion and a roll call vote** by the Common Council.

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 and available for amendments, simple motion for approval **with a voice 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 third reading and final reading and eligible for adoption **with motion and a roll call vote** by the Common Council.

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 and available for amendments, simple motion for approval **with a voice 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 third reading and final reading and eligible for adoption **with motion and a roll call vote** by the Common Council.

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; as introduced by the City Attorney to be considered by the Common Council on **first reading** with approval upon a simple motion and **with a voice vote.**

Ordinance No. 2025/23

An Ordinance Regarding the Transfer of Funds within the 2025 budget of the Storm Water Utility; as introduced by the City Attorney to be considered by the Common Council on **first reading** with approval upon a simple motion and **with a voice vote.**

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 for the Common Council consideration as prepared simple motion for approval with **a voice vote.**

Motion to suspend the rules of order and pass on second and third reading.

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 and eligible for any amendments, simple motion for approval with **a voice vote.**

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 reading and final reading and eligible for adoption with motion and **a ROLL CALL vote** by the Common Council.

Cynthia Bowen of Rundell Ernstberger Associates aka REA and **Ed Curtin** of CWC Latitude LLC to address the members of the Council regarding the 2025 Comprehensive Plan update.

Resolution No. 2025/07

A Resolution of the Common Council of the City of Greenfield, Indiana Adopting the 2025 Amended Greenfield Comprehensive Plan; as introduced by the City Attorney to be considered by the Common Council on first reading with approval upon a simple motion and with **a roll call vote** for adoption.

ABATEMENTS:**Found 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;

Simple voice vote to approve both.

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)**

Simple voice vote to approve both.

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;

Simple voice vote to approval

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.

Simple voice vote to deny these as their abatements have expired.

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.

Simple voice vote to approve all three.

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.

Simple voice vote to approve

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.

Simple voice vote to approve both CF-1's

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

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

Simple voice vote to DENY as they have filed in non-compliance.

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.

Simple voice vote to DENY as they have filed in non-compliance.

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.

Simple voice vote to DENY as they have filed in non-compliance.

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 will be moved to the beginning of the meeting

Upcoming dates for the Mixed-Use Parking Garage Project

PETITION OR COMMENTS OF CITIZENS:

NEXT SCHEDULED MEETING:

Wednesday, 25th of June 2025

ADJOURNMENT.

NEXT NUMBERS TO USE:

Resolution No. 2025/08

A Resolution ; as introduced by the City Attorney to be considered by the Common Council on first reading with approval upon a simple motion and with a roll call vote for adoption.

Ordinance No. 2025/26 **Creating Police Continuing Education Fund 2228** **An Ordinance;**
as introduced by the City Attorney to be considered by the Common Council on **first reading** with approval
upon a simple motion and **with a voice vote.**