

**LOWELL REDEVELOPMENT COMMISSION
MINUTES
MONDAY, JANUARY 22, 2024**

The regular meeting of the Lowell Redevelopment Commission was called to order on Monday, January 22, 2024, at 6:45 P.M. by President Todd Angerman. The Pledge of Allegiance was recited followed by a moment of silence. Clerk-Treasurer Jill Murr called the roll. Members present were Todd Angerman, John Alessia, Michael Gruszka, Shane Tucker, and John Yelkich. Staff present were Town Manager Craig Hendrix, Police Chief Jim Woestman, Fire Chief Chris Gamblin, GIS Director Greg White, Town Attorney David Westland and twenty-four interested citizens.

ELECTION OF OFFICERS

Motion by John Alessia and seconded by John Yelkich to nominate Todd Angerman for President; being no other nominations, nominations were closed. Motion for Todd Angerman for President passed with five ayes on voice vote.

Motion by John Alessia and seconded by Shane Tucker to nominate Mike Gruszka for Secretary; being no other nominations, nominations were closed. Motion for Mike Gruszka for Secretary passed with five ayes on voice vote.

Clerk-Treasurer Jill Murr swore in the Redevelopment Commission members, and all signed their Oath of Office.

APPROVAL OF MINUTES

Motion by Mike Gruszka and seconded by Shane Tucker to approve the December 27, 2023, Work meeting minutes, seconded by Shane Tucker and carried with five ayes.

OTHER BUSINESS:

The Public Hearing on Residential TIF will be Monday, February 26, 2024, at 6:45 pm.

PUBLIC COMMENT:

Michael Jordan, east of town by I-65, inquired on what is the vision and representation. This should be put on the ballot. Todd Angerman responded that Residential TIF is for homes designated within the Town of Lowell and taxes are from houses within the Town of Lowell.

Nancy Frigo Svetanoff, 17037 Red Oak Drive and Chamber President, inquired on the precedent and the final disbursement, who decides how this will benefit or not benefit the businesses.

Todd Angerman noted that they appreciate everyone being here tonight. January 12, 2024 was a TIF 101 Work Session.

Paul Panczuk, 1019 N. Lakeview Drive, stated that the revenue includes overlapping taxing units. The Assessed Value (AV) at 1% has to do with it. TIF will keep you at the cap. Additionally, he noted that INDOT's pilot program for CCMG has \$1.5 million this year.


Anita McLaughin, 15812 Hilltop, spoke on Residential TIF.

Jeff Kopka, 5082 Timberview, via Zoom, inquired on the areas being discussed. Todd Angerman response was West Creek and Cedar Creek. Lowell will disperse the funds. The Council plans to work with the townships and schools to make them whole. John Alessia noted that this could be a pass through or joint project. John Yelkich noted that Andy Anderson, Tri-Creek Schools, did a demographic study a few years ago and the Town provided all the plans they had, and they have projects for ten years. Andy Anderson spoke on the study noting that there several outcomes reviewed based upon the economy tanking, if it stayed the same or if building went gangbusters. Funding per student and enrollment numbers were discussed. Tir-Creek has a great working relationship with the Town, noting the West Side Sewer project and being generous and supportive of their construction projects. The leadership and vision of the Council knows that change is inevitable. The School Corporation respects the Town's leadership and trusts them to work together for the betterment of the community. There is good support and partnership and by working together to keep the \$7,000 per student still goes to them. The estimated total revenue depends on the number of houses completed. It will take several years to get to the full potential of \$2M per year.


ADJOURNMENT:

Motion by John Alessia and seconded by John Yelkich to adjourn the meeting at 7:10 pm.

Motion carried with five ayes.



Todd Angerman, Chairman



Mike Gruszka, Secretary