

**LOWELL REDEVELOPMENT COMMISSION MEETING
NOVEMBER 27, 2023**

Chairman Todd Angerman called the meeting to order at 6:30 P.M. The Pledge of Allegiance was recited. Clerk-Treasurer Judith Walters called the roll. Members present were Michael Gruszka, John Alessia, Todd Angerman, Shane Tucker and John Yelkich. Also present were Town Manager Craig Hendrix, Attorney David Westland, GIS Director Greg White, Police Chief Jim Woestman, and thirteen interested citizens present. Also present via Zoom were Bradley Bingham of Barnes & Thornburg, Buzz Krohn and Corby Thompson of Krohn & Associates, and one member of the press.

APPROVAL OF MINUTES

10/23 regular meeting – Mr. Gruszka made a motion to approve the minutes, seconded by Mr. Tucker and carried with five ayes.

NEW BUSINESS

Public Hearing - Regarding the Establishment of Residential Housing Development Program - Bradley Bingham, Barnes & Thornburg, reviewed a power point presentation on the permitted uses of TIF Revenue from a Residential Housing TIF. The revenues may be used for capital project expenditures in or directly serving or benefitting the designated redevelopment. Permitted uses include construction of infrastructure or local public improvements, acquisition of real property, and principal and interest on bonds incurred by the Redevelopment Commission. TIF may also be used for public safety projects and recreation facilities that are located in or directly service or benefit the allocation area. Mr. Bingham stated that generally TIF may not be used for operating expenses of the redevelopment commission, but effective January 1, 2023 the commission may spend TIF for police and fire services on both capital and operating expenses. Mr. Bingham reviewed the steps to create Residential Housing TIF - Step 1 - Hold a public meeting with affected neighborhood associations, residents, township assessors, school board to consult with and provide adequate opportunity to participate in; Step #2 - Redevelopment Commission adopts declaratory resolution to designate an area and approve a plan; Step #3 - Plan Commission adopts resolution that RDC's declaratory resolution conforms to the overall plan of development for the Town; Step #4 - Town Council adopts resolution approving the RDC's declaratory resolution and Plan Commission's resolution;

Step #5 - Redevelopment Commission publishes notice of public hearing, and delivers Tax Impact Statement to all overlapping taxing units; Step #6 - Redevelopment Commission holds public hearing, and adopts resolution confirming, modifying or rescinding the declaratory resolution.

Mr. Yelkich asked if the Commission was allowed to pass through funds to other taxing entities. Mr. Bingham stated the assessed value can be passed through not revenue, with the school having a 15% limit. Town Manager Hendrix stated the financial implications on the overlapping taxing units are still being developed, and stated a declaratory resolution would not be presented until the January 22nd meeting. Mr. Bingham stated the taxing units would be notified of the information ten days prior to the meeting. Mr. Angerman opened the Public Hearing.

George Gray, 17564 Willowbrook, stated residential TIF has just been recently approved by state statute and said while commercial and industrial TIF has a completion date with businesses, you can't guarantee the success of residential TIF and the revenue to be generated is less stable. He stated it affects the other units of government like schools and libraries and said the use of TIF should be restricted to commercial areas.

Paul Panczuk, 1019 N. Lakeview Drive, stated he agreed residential TIF should not go and said it would affect the largest taxing unit for school capital projects, which they have been able to do without a referendum. He doesn't agree that one entity should be subsidized from revenue from other taxing units. He said he didn't feel there needed to be an incentive for development of new homes in Lowell.

Chris Salatas, 326 Pine Ridge, stated he supports Residential TIF Financing as there are a lot of infrastructure needs in Lowell, and needs within the fire and police departments. Mr. Salatas said the statute is in place and the town can still pass through to the schools. He said it does affect the other entities but like commercial TIF is very stable and said even if they don't sell houses the developers are still paying taxes that would be captured.

Heidi Laub, West Creek Township Assessor, stated she is concerned about the loss of revenues that they use to support the ambulance service and said she is interested to see how it works out.

Chairman Todd Angerman closed the public hearing.

OTHER BUSINESS


Approve White Voucher #11370 - LCF Management - \$20,000 - reimbursement for building renovation grant - Mr. Yelkich moved to approve Voucher #11370, seconded by Mr. Gruszka and carried with five ayes.

ADJOURNMENT

With no further business, Mr. Tucker made a motion to adjourn the meeting at 6:57 P.M., seconded by Mr. Gruszka and carried with five ayes.



Todd Angerman, Chairman



Mike Gruszka, Secretary