

RDC Minutes – May 16, 2019

The monthly meeting of the Beech Grove RDC was held on Thursday, May 16, 2019 at City Hall. The meeting began at 7:14pm (1914. Hours). Those present included President Don Webb, Secretary Cathy Chappell, Ed Bell and Dr. Paul Kaiser. Tara Wolf and Vice President Ron Mote were not in attendance.

First on the agenda was the minutes from the April meeting. A motion was made by Ed Bell to accept the minutes and seconded by Cathy Chappell. The minutes were approved.

Invoices were submitted by the following companies: Borgmann, Kevin Parson's, CrossRoads Engineers, Tim Showalter, Lewis-Kappes and Peter's Financial Consultants. The total balance was \$37,736.08. A motion was made by Cathy Chappell to pay the amounts named and seconded by Ed Bell. The motion carried.

Jeff Peter's, the RDC financial consultant, gave an in-depth presentation regarding TIF money as it relates to the commission. RDC's are required 3 things. 1. Must present a yearly budget 2. Must present long term plans 3 must be able to show the impact of their projects.

Jeff presented dollar amounts for 2018, 2019, and projections for 2020.
(written information is available to the public)

He said roughly the RDC takes in \$799,000.00 per year and should we give up TIF money, only \$213,000.00 would go back to the community. Approximately \$600,000.00 would go to tax relief. In other words, the RDC has the ability to do projects well above what the city could do with the monies from TIF.

Jeff talked about refinancing the bonds in 2016 and Cathy stated she thought by doing so the RDC saved around \$137,000.00. Mr. Peters stated at the time the previous RDC secured the bonds, they were described as "naked." This means there was no financial backup if the RDC defaulted on payments. He stated bonds would not be issued in the same manner today.

Dr. Kaiser stated he thinks the RDC has done wonderful things for the community with TIF money and he hopes we continue to improve the city. He realizes the value of the Beech Grove RDC. Dr. Kaiser said Cummins is building a 35 million dollar facility in Greenwood and the Greenwood RDC has given 1 million dollars to Central Nine.

The welcome signs the RDC intended to finance and have constructed by the interstate, have been put on hold. However, there is a possibility of putting welcome signs on Emerson Avenue on a smaller scale. President Don Webb was going to contact Kevin Parsons about rethinking our options to bring down the half million dollar price tag.

Attorney Robert Rund said the company interested in purchasing the CSX property is still under wraps but talks continue. There is also a possibility of a combined work session between the RDC and the Beech Grove City Council regarding this property. The CSX property is in a TIF district which is good news for the RDC.

A motion was made by Ed Bell to adjourn the meeting and seconded by Secretary, Cathy Chappell. The motion carried and the meeting ended at 7:54pm (1954 hours).

Respectfully submitted,
Cathy Chappell, Secretary