

## MINUTES OF THE SEYMOUR REDEVELOPMENT COMMISSION

January 27, 2025

Redevelopment Commission Vice President Nate Tormoehlen called to order the monthly meeting of the Seymour Redevelopment Commission at 4:00 p.m. on January 27, 2025. The meeting was held at the Seymour City Hall at 301 N. Chestnut Street, in Council Chambers.

**Roll Call:** Vice President Nate Tormoehlen, Secretary Bonnye Good, members Tim Hardin and John Reinhart were present in person. President Mark Dennis and John Kelley, Ex-Officio were absent.

**Others Present:** The City's Mayor Nicholson, Jane Hays, Patty Tormoehlen, January Rutherford and Melissa Herndon, Cole Fosbrink and Matt Frische of Reedy Financial, Lucas Hoaglin of Guardian Bikes, Dan Davis of the Jackson County Community Foundation, Jason Bukowski of Main Street, Jackie Hill, Zach Spicer and Jim Plump of JCIDC, Jonathan Isaacs, and City Attorney Christina Engleking.

**PREVIOUS MEETING MINUTES:** Minutes from the December 16, 2024 meeting: Motion to approve minutes as presented made by Mr. Reinhart, seconded by Mr. Hardin; approved unanimously.

**PUBLIC HEARING:** None.

**OLD BUSINESS:** Guardian Bikes—Presented by Jim Plump: Advised in June 2023, the RDC granted Guardian Bikes ECLIPSE loan based on company's promise to hire at least 75 Jackson County residents, with the loan to be forgiven over 4 years (25% per year) if hiring goals were met. Mr. Plump provided company employment data and advised the projected hiring targets have been met. Requested the RDC forgive the 2<sup>nd</sup> 25% of the loan per the loan terms. Mr. Reinhart made a motion to approve the 2<sup>nd</sup> year's loan forgiveness, seconded by Mr. Hardin. 2<sup>nd</sup> term of loan forgiveness granted unanimously.

### **NEW BUSINESS:**

- **IEDC Tech Park Recertification**—Presented by Jim Plump: Gave a short history of the Certified Tech Park; advised the maximum taxes recovery (\$5M) was reached in the original boundary around 2016. When the CTP applied for recertification, the boundary was expanded to include the Jackson County Learning Center, allowing recovered taxes to be spent within the new area. Now, the maximum recovered taxes has been increased. The CTP was recertified in 2020 and 2024. Now the State requires a contract between the RDC and the State to be filed with its annual report by April 15<sup>th</sup>. Requested RDC review and approve signature of the contract. Mr. Plump also advised he would be returning to the RDC in February to request financial support for the expansion of Vincennes programming. Mr. Hardin asked with the increase would be (\$250K/year). Mr. Frische advised the RDC is capturing the max. for the area, and expect to receive \$250K/year in the Tech Park. Mr. Plump stated the request for the Vincennes expansion request would not be over \$250k, that also asking for local industry support and applying for READI 2.0. The total project is ~\$500k, for equipment for advanced classes and facilities updates.
  - Ms. Good moved to approve the Certified Tech Park recertification contract, seconded by Mr. Reinhart. Approved unanimously.

- Jackson County Learning Center—Presented by Dan Davis: Presented an update on the JCLC for 2024 Grant and requested payment of the next round of grants (\$280k). Advised JCLC is seeking READI 2.0 funds for the training program expansion and there has been an increase in space rental income in 2024. Stated the On My Way Pre-K program has 53 kids enrolled. Ms. Hill gave an update on the Workforce Partnership programs.
  - Mr. Hardin asked if the JCLC sees a need for robotics repair classes/training in the future. Ms. Hill stated expansion of automation and robotics is possible in the future, but not there yet. Ms. Good expressed support of the partnerships and projects.

**REEDY FINANCIAL GROUP:** presented by Matt Frische

- Gave overview of the Financial Plan.
- Claims: JCEC shifted to the Tech Park Fund (Pg 14)
- Projections on the O'Brien Street project have been updated.
  - Mr. Hardin asked how many right-of-way acquisitions remain. Mr. Frische advised he will send the RDC details on ROW in an Excel spreadsheet.

**ACTION ON CLAIMS:** Claims totaling \$1,158,688.23 were presented for review. That broke down to \$765,659.31 in claims the RDC pays, and \$393,028.92 in INDOT matching amount.

Motion to approve the claims as presented made by Mr. Hardin, seconded by Ms. Good; claims approved unanimously.

**MISCELLANEOUS:**

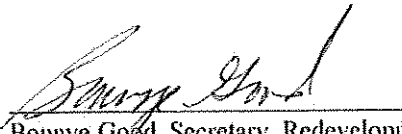
- Main Street's funding request of \$350k. Mr. Tormoehlen stated the RDC has received sufficient information and called for a vote. Motion to approve made by Mr. Reinhart, seconded by Mr. Hardin. Funding request of \$350k approved unanimously.
- East Side Industrial Park master plan—Jim Plump: advised he will return next month for a request but introduced a project in the ESIP to add a road from Hartsell Dr, east. Will need added infrastructure to support projects in the ESIP and aid in accessing other industries. Also seeking READI money for this project. Plans to request \$2M from the RDC--\$1M in 2025 and \$1M in 2026.
- Ms. Good asked where the RDC stands on the Quality of Life grants. Advised the applications would have typically already been opened (January and July). Mr. Tormoehlen stated he would prefer to wait for more budget information before opening the application period. Mr. Hardin agreed. RDC left the Quality of Life grants tabled.

**ADJOURNMENT:** With no additional business, the meeting was properly adjourned at 4:29 p.m. on a motion from Mr. Hardin and a second from Mr. Tormoehlen.

APPROVED this 24<sup>th</sup> Day of February, 2025 at 5:00 P.M.



Mark Dennis, President, Redevelopment Commission, City of Seymour, Indiana



Bonnye Good, Secretary, Redevelopment Commission, City of Seymour, Indiana