

FERDINAND REDEVELOPMENT COMMISSION
MINUTES
JANUARY 21, 2025

The monthly meeting of the Town of Ferdinand Redevelopment commission was called to order by President Dan Collignon at 5:30 p.m. January 21, 2025. Present were Dan Collignon, President; Ken Sicard, Vice President; Debbie Johnson, Secretary; Tammy Miller, Treasurer; Ron Weyer, Member; Nathan Schuler, Non-voting member representing the school board. Town Attorney, Sharon Bohnenkemper. Tom Pitman joined the meeting via Zoom.

The Pledge of Allegiance was recited.

The minutes from the December meeting were read. Ron motioned to approve the minutes as presented. Tammy seconded the motion which was carried unanimously.

A letter from the Regional Opportunities Initiative was received by Tammy. Tammy forwarded it to PIC and the RDC. The letter stated that ROI has recommended to the IEDC that the READI 2 grant be awarded in the amount of \$2,054,000 for Ferdinand's Nexus housing project. There will be a meeting in French Lick on February 18th to review all details in reference to how READI monies are disbursed. In advance of that February 18th meeting, Maren wanted to meet with Tammy and grant writer, Tara Damin, to review the project application and budget to get everything firmed up for the IEDC presentation. No public announcement can be made until the IEDC makes the final decision. Tammy stated that she had not heard anything from PIC since she sent the ROI letter to them. Tom recommended that the Town reach out to PIC to confirm their commitment for moving forward with the project.

Discussion was held as to how the Town's commitment of \$1.5 million would be paid. At present the Town's commitment is paid via the TIF stream over a 20-year period. Dan stated we have not negotiated the final deal with PIC. Tammy reminded us that Ken sent the Town's proposal to PIC on September 11th, but it has not been accepted at this time. After receiving that proposal, the Wheatley group sent the Town a project status report. In reference to funding the project, Tom stated that the IFA has loans available, and they will allow PIC to borrow funds from them so that they will not have to purchase a Bond issue. The Town will complete the application to IFA for a low interest loan if PIC wishes to apply, but PIC must provide the security of the bond/loan in the form of a letter of credit. There are other ways for PIC to fund the project, but Tom restated that PIC must assume the risk of the investment going forward. The Town should not take any entrepreneurial risk with taxpayers' money. He also stated that no lending facility would loan money to the Town using TIF as the sole guarantee since those funds may not be generated if the developer does not complete the project.

Once ROI and IEDC make the announcement that the Nexus project will be funded, Tom will draw up an Economic development agreement between the RDC and PIC that will detail the responsibilities of all parties. That agreement, once drafted, will be sent to the RDC for approval before contact with PIC.

In other business there were a few questions regarding TIF for Tom:

Can the school corporation's property be brought into the definition of the Nexus project TIF district so that funds can be used to support their projects? Tom's answer is that there is no advantage to that. The original agreement had the majority of TIF funds earned from the project development

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going to PIC for the first ten years so there will not be a lot of funds to share with the school. However, starting in year 11 those percentages increase for the Town and the Town could then share some of the income with the school corporation.

Question regarding commercial TIF. Can funds from Commercial TIF be used to purchase land that would support expansion of Wastewater plant/Utility complex. Tom said that TIF funds may be used for that, but the land itself would be an asset that the Town could use as collateral and TIF funds would not be necessary for that reason. If the expansion of the Utility department is needed Commercial TIF funds could be helpful, but income would not start for a year or two after the TIF district is set up and approved.

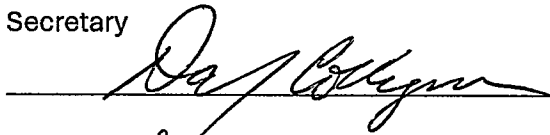
How does the RDC get funded? Per Tammy, the RDC budget is appropriated from the General Fund. Tom stated that once TIF funds begin to be earned, some of that money can be appropriated for the RDC as income to support their budget. General Obligation Bonds could also be used to fund RDC projects.

There being no further questions or business, Dan stated that the next meeting will be held on February 18th at 5:30. Nate said he could not attend that meeting because of family commitment.

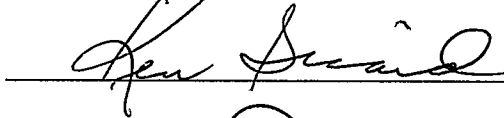
Meeting adjourned 6:18 p.m.

Debra Johnson


Secretary



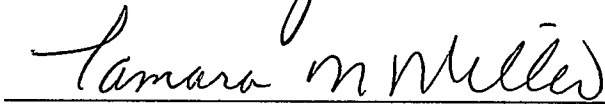
Dan Collignon, President



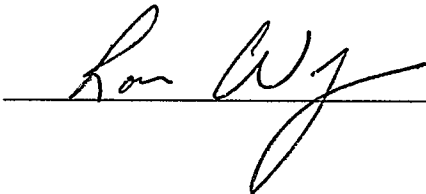
Ken Sicard, Vice-President



Debbie Johnson, Secretary



Tammy Miller, Treasurer



Ron Weyer, Member

Nathan Schuler, School Board Representative