



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

March 19, 2018

Call to Order

The Sheridan Economic Development Commission and Ad Hoc Advisory Council meeting for March, 19, 2018 was called to order at 7:03 by Secretary Steve Martin. The Pledge of Allegiance was recited by those present.

Call for Quorum

Secretary Steve Martin and Vice-President Brenda Bush were present. President Marty Samuels was absent. Others present for the meeting included Parvin Gillim, Ron Stone, David Kinkead, Doug Miller, Gloria Del Greco, Michael Wilcox, Harley Cardwell, and Wilma Bush.

New Business

1. Election of 2018 Officers. The first order of business was the election of the 2018 officers. In the absence of Marty Samuels, Brenda nominated Steve for president and secretary and herself for vice president. Steve seconded the motion which passed.
2. Letter of Resignation. President Martin read the letter of resignation from the Commission from Marty Samuels. The Town Council appoints members to this Commission and it was previously notified of the resignation. Town Council President David Kinkead appointed himself to fill the vacancy.
3. Meetings for 2018. President Martin announced the following dates for Commission meetings in 2018: March 19, June 18, September 17 and December 3.
4. Main Street Revival. President Martin made comment about the busy atmosphere on Main Street over the Christmas, especially the north end of Main Street. A couple of new restaurants are the primary cause of the hustle and bustle and it is hoped that this trend will continue.
5. Master Plan Update. The main business of this evening's meeting is a proposal from the Purdue Extension Community Development office offering to provide the town with an update to the now 3-year old community Master Plan. It is important that the data contained with the original plan be updated so that it can be used to apply for various funding initiatives using current demographic and economic figures. Dr. Michael Wilcox is the Assistant Program Leader, and presented the proposal to the Commission. The project would include 4 parts: an updated demographic/socioeconomic profile, an industry cluster report, focus group planning and sessions (up to 7 sessions if

necessary), and an executive summary report. The work would be done by Dr. Wilcox as part of a class project which he is teaching. Total cost of this service would be \$7,500. He pointed out that if the Town were to hire the services of a private organization to perform this update the cost would be 2 to 3 times as much as his price. After lengthy discussion, the Commission agreed to approach the Town Council for funding to accomplish the update. It was noted that time is of the essence here because the update needs to be completed before the community can move forward to seek funding for the completion of the various projects outlined in the Master Plan.

6. Community Signage. A design contest was held over the winter months and Parvin Gillim's design was chosen as the winner. Parvin graciously donated his \$250 winner fee to the fund to pay for the sign.
7. Old School Building. HAND is proceeding with their plans to upgrade the old Adams Elementary building into low income housing. It has been a long 2 years getting things under way for this project but it looks like in another year the building will be retrofitted for multiple unit occupancy.
8. Storm Drainage Project. The installation of new storm drains in the southeast portion of the community is continuing as weather permits. Completion is expected by early summer. The next phase of the will be the establishment of drainage retention areas on the east side of the town. This work will be made possible by a grant from the US Department of Agriculture. Sheridan will be a nationwide pilot project for this new type of USDA grant program.
9. Town Clean-up Project. Gloria Del Greco and her Sheridan Coalition Committee has delegated Saturday, April 28 as a day dedicated to cleaning up Sheridan by picking up trash and other debris. Community volunteers are being recruited to accomplish this mission.

Adjournment

There being no other business before the Commission this evening, the meeting was adjourned at 8:20 pm.

Stephen H. Martin
Commission Secretary



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

June 18, 2018

Call to Order

The Sheridan Economic Development Commission and Ad Hoc Advisory Council meeting for June 18, 2018 was called to order at 7:00 by Secretary Steve Martin. The Pledge of Allegiance was recited by those present.

Call for Quorum

President Steve Martin, Vice-President Brenda Bush and member David Kinkead were present. Also present were Gloria Del Greco, Jennifer Vandeburg, Ron Stone, Terry Thompson, Vance Wallace, Greg Ottinger, Liz Walden, Doug Miller, Harley Cardwell, and Parvin Gillim

Unfinished Business

1. Master Plan Update. Purdue University is still awaiting our decision about proceeding with the update of our master plan. To date, we have not been able to secure funding to complete this project.
2. Zoning Ordinance Update. Our zoning ordinances are in need of updating. Banning Engineering reports that they have new computerized applications that may be able to help with this but that we should be aware that there are multiple changes that will probably need to be made to the existing plan because it is several years old.

New Business

1. Ground breaking for the drainage project along the east side of the community took place last week. Funding for the project is being provided through a 40-year bond from the Federal Department of Agriculture. Sheridan is a pilot project for this program through the USDA.
2. This summer will see a lot of street repair and repaving activity within the community.
3. The county will begin working on the retention pond project on the northeast side of the community in July.
4. The HAND project for the old high school is progressing but the site will require a change in zoning in order to accommodate housing.
5. The sale of the water utility has been forwarded to the Indiana State Utility Commission for review and final okay. The expectation is that if all is okay the sale will take place in November.

6. Plans are underway for the annual Fourth of July celebration and parade here in the community. Despite some earlier questions about whether or not the fireworks display would take place, it looks like it probably will.
7. There has been an inquiry from a company currently in Westfield relocating to our industrial park. The company shall remain unnamed for now.
8. After too much time and too much hesitation, it may come to pass this summer that INDOT will do some major repairing to that part of SR 47 that runs along the south edge of the community. One can only hope!
9. The Town and the VFW have cooperated to install a large flag pole in front of the Riker's service/convenience station. There will be a big American flag placed there to mark the entrance to the community.
10. The Town has received permission from First Farmer's Bank and Trust to locate a new community welcoming sign on the bank's property. The old wooden sign finally gave up the ghost last year and we need something more substantial to show SR 47 and SR 38 travels that our community is called Sheridan and we are more than just a dot on the map. Now all we have to do is find the \$25,000 to build the beautiful new brick sign.
11. OCRA Report. A lengthy discussion with Jennifer Vandenberg, OCRA Community Liaison for the North Central District, took place regarding the business of OCRA and the updating of our Comprehensive Plan for the community.
12. Mention was made of the loss of two Main Street businesses recently: Young's Restaurant and R&T Auto.

Adjournment

There being no other business before the Commission this evening, the meeting was adjourned at 8:35 pm. The next scheduled meeting will be Monday, September 17, 2018.

Stephen H. Martin
Commission Secretary

Sheridan Economic Development Commission

Sept. 17, 2018, 7 pm
Sheridan Public Library

Attendance: Steve Martin, president; Brenda Bush, vice president; David Kinkead
Advisory Committee: Ron Stone, Doug Miller
Guests: Gloria Del Greco, Greg Ottinger, Elizabeth A. Walden

Call to order, followed by Pledge of Allegiance

Quorum Present

Minutes: From June 18 meeting, read and approved.

Report of Sheridan Activity – David Kinkead

IURC – approved sale order for Sheridan utilities to Indiana American Water Co.
Takes 35-40 days to close out sale. Utilities present operating level is 56% level for sewer system.
Waste water may require expansion.

WODA – Rehabilitation of former Adams Township Elementary building for apartments on three floors;
gymnasium will be saved for rental; street approaching western doors is was not deeded—developer
seeking quit claim deed from Sheridan Community Schools.

Housing and townhomes plan will be studied but concern voiced that there is no greenspace
or gardens present,

Countryside Industrial Park

A prospect had been considering either Sheridan or Tipton. Tipton was selected.

Shovel-ready status needs to be revisited since the State of Indiana has a new system in place
but Sheridan was not listed for upgrade to become current.

Community Crossroads grant 2019

Four (4) road projects have been identified for repaving/repairs and will be addressed in a
continuing grant for state consideration. This grant will require a 25% match fund.

Todd Burtron, Consultant

The Town of Sheridan has hired Todd Burtron for consulting, including Economic Development.
Todd will attend the next Sheridan Economic Development Commission meeting on Dec. 3 to discuss
components needed in the Economic Road Map that needs to be funded and put in place to facilitate
more economic growth in the community.

INDOT – SR 47 & SR 38 Roads

\$8 million will be spent to renovate SR 47; SR 38 will be repaired to the County Line.

Storm water

This fall the Retention Pond will be dug and pipes will be put in place underground.

New Flag Pole

The coalition assembled last spring has fully funded and contractors have completed installation of a new flag pole on Ricker's property.

New Income Survey

Documentation of Sheridan's income earnings status of residents must be done every four years to qualify for Indiana grants. OCRA grants require a current survey on file. The town will investigate sources to conduct the survey and costs.

Other:

Duke Energy has been gracious to introduce us to other economic development experts to assess opportunities for underwriting an economic road map study. Changes are taking place in "Invest Hamilton County," the economic development agency and we will await announcements. More interest is expressed for a "northern tier" initiative. There is continuing interest in creating a small business center incubator/research park. Shine-Up Sheridan will take place on Sat., Sept. 29, and a variety of projects have been outlined. New town welcome signs can be constructed using engraved bricks.

Adjournment: 8:30 pm. Next meeting is Monday, December 3, 2018.

Brenda Bush for Stephen H. Martin
Vice President



Sheridan Economic Development Commission Sheridan Economic Development Advisory Council (Ad Hoc)

**Quarterly Meeting
Monday, December 3, 2018 – 7:00 pm
Sheridan Public Library – Community Room**

Call to Order:

The meeting was called to order at 7:01 pm.

Pledge of Allegiance:

Performed at 7:02 pm

Call for Quorum:

President/Secretary Steve Martin and member David Kinkead were present. Vice President Brenda Bush was absent. Quorum achieved. Others present were: Greg Ottinger, Connie Pearson, Liz Walden, Hailey Tomlinson, Gloria Del Greco, Todd Burtron, Ron Stone, Bob Clements, Marcia Finkbiner and Nick Finkbiner.

Minutes Approval:

The minutes of the previous meeting were reviewed. David moved and Steve seconded a motion to approve the minutes as written. Motion passed.

Statement by the President:

The president noted that Sheridan's Main Street business sector has seen a lot of good activity during the past year. There has been a big Halloween event on Main Street now for the past 3 years and for the past few years there has been a Christmas event and every July 4th there is a big parade. New this year has been the development of the new museum. All in all, Main Street seems to be having some good things happening on it.

Communications:

None received.

Unfinished Business:

There is no unfinished business.

New Business:

1. Report from the Town Council by David Kinkead.

- a. The retention pond work on the east side of town is completed.
 - b. We will be using an INDOT Community Crossing Grant with town matching funding (25%) to complete a drain underneath SR 38.
 - c. The town will be receiving \$674,000 from INDOT plus a 25% match from the town's funds for the repair of streets. This total of approximately \$900,000 will probably be enough money to repair and repave nearly all the streets within the town.
 - d. There was a recent meeting of town officials and officials from several county and state agencies concerning maintenance issues with SR 47 and SR 38 as they pass through our community. INDOT will be investing about \$8,000,000 over the next few years for improvements to SR 47 along the south edge of town and SR 38 as it traverses the community.
 - e. The town has been working on updating the zoning ordinances. Banning Engineering has been hired to help on this project. The revisions may be ready for approval in January, 2019.
 - f. The sale of the town water utility to Indiana American Water is pending and in its final stages of negotiations and approval. It is hoped the sale will take place in December. The town is making every effort to make this a seamless transition for its customers.
 - g. Concerning the industrial park on the west edge of town, we are looking at upgrading qualifications. Westco has now obtained a broker/realtor for help in finding clients.
 - h. The town income survey is currently on hold. This is something the town needs to accomplish if it decides to seek grant funding in the future for various projects.
 - i. There is new housing growth coming to the Maple Run addition. Arbor Homes is completing the necessary paperwork to add 300 new homes to the addition. The buildout is expected to begin in the summer of 2019. There is also some interest in a housing complex at the northwest corner of Lamong Road and 246th Street.
 - j. Work is progressing on the conversion of the old Marion School building as it transitions to Blackhawk Commons, an affordable housing unit. A total of 33 apartments are planned for the building.
2. Economic Development Milestones – Todd Burtron addressed a variety of issues including:
- a. Property tax caps keeps taxes low in Indiana
 - b. Upgrades to highways in the region make Sheridan more attractive
 - c. Bold initiatives by the Town Council to make Sheridan more progressive
 - d. Flood control projects within town
 - e. Water utility sale
 - f. Zoning upgrade as talked about by David previously
 - g. SR 47 and SR 38 upgrades through town
 - h. Monon Trail completion across SR 47
 - i. Purchase of downtown properties by investors
 - j. Residential growth – “obtainable” housing

- k. We live in fast growing Hamilton County
- l. Impact fees built into cost of new homes
- m. Comprehensive plans that work for our benefit

Todd pointed out that a lot of these things will be developed behind the scenes and people will not be aware they are happening but they are all important to our growth.

- 3. Meetings for 2019. David moved and Steve seconded a motion to designate March 18, June 17, September 16 and December 16, 2019 as the dates for the 2019 Sheridan Economic Commission meetings, the meetings to begin at 7:00 pm and be held at the Sheridan Public Library. Motion passed.
- 4. Ron Stone gave an update for the new Sheridan Historical Society museum on Main Street. Grand opening is projected for July 4, 2019.

Public Input:

- 1. Marcia Finkbiner expressed concern that some of the issues pertaining to Sheridan's growth and development could have negative impacts on the more rural population of the township.
- 2. Gloria Del Greco told the group that the Sheridan Coalition is hard at work on town entryway signage as well as in-town signage.
- 3. Connie Pearson thanked Todd for all his support and help to the town.

Adjournment:

There being no further business before the Commission, the meeting was adjourned at 8:32 pm. Next meeting will be Monday, March 18, 2019 at 7:00 pm.

Stephen H. Martin
President & Secretary