



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

**Quarterly Meeting
Monday, January 20, 2020, 7:00 pm
Sheridan Public Library—Community Room**

Call to Order:

The meeting was called to order at 7:00 pm.

Pledge of Allegiance:

Performed at 7:03 pm.

Call for Quorum:

President/Secretary Steve Martin, Vice President Brenda Bush and member David Kinkead were present, and a quorum was achieved. Others present were Ron Stone, Todd Burtron, Parvin Gillim, Connie Pearson, Greg Ottinger, Russ Wilson, Jeff Hern, Sharon Phillips and Eva Clark.

Reading and approval of the minutes

David moved and Brenda seconded a motion to approve the minutes. Motion passed.

Report of the Commission President:

1. Steve wanted attendees to realize that the Economic Development Commission meetings are informational forums for interested citizens. During the discussion, clarification questions are welcome but if anyone wants to complain about a situation, please do that on your own time after the meeting. Commission meetings are not gripe sessions.

Communications:

There were no communications to be reviewed.

Unfinished Business:

There was no unfinished business.

New Business:

1. Election of Officers: Brenda moved the current officers continue in office and David seconded the motion. Motion passed.
2. Future 2020 meetings of the Commission: Monday, March 16; Monday, June 16; Monday, September 21; and Monday, December 21.
3. A discussion of the US 31 intersection at CR 236 was held.
4. Todd Burtron presented a review of Sheridan happenings:
 - Infrastructure replacement and repair needs to continue to keep the town attractive to developers.
 - Indiana American Water is on schedule to begin upgrading the water treatment plant this spring.
 - The Monon Trail needs to be an important part of our future. It should be expanded to include downtown Sheridan. These types of projects are being given priority for funding by the state at this time. One solution could involve re-engineering the SR 47 and SR 38 intersection to include an interactive traffic signal and/or a traffic island. Another solution could be a pedestrian/bicycle bridge over SR 47, but this is too expensive to be feasible at this time.
 - Progress continues on the upgrade to SR 47 along the south edge of town. This could include a realignment of the Mulebarn Road and California Street intersection. Todd also pointed out that a round-about at the present SR 47/SR 38 intersection is the least expensive alternative for this busy interchange.
 - Planning continues for the upgrade to 236th Street from US 31 to Bridge 201. The project is scheduled to begin this spring. The county is also working to get funding for the continuation of this upgrade all the way to the Sheridan town line.
 - A discussion was had about what to do to keep Westfield from encroaching on Sheridan and Adams Township. It was pointed out that there are things that can be done to prevent that from happening, but it would involve a cooperative town and township venture.
 - The Countryside Industrial Park has had at least 2 companies looking at development there.
 - Arbor Homes is in the process of getting their housing tract ready for development this spring.
 - Regionally there is good news on new industry coming to Westfield. Gordon Food Service is getting ready to do a \$145 million dollar facility and Abbott Labs is getting ready to build a \$65 million dollar facility. Both will locate in the industrial zone near Grasse Branch Road and SR 38.

The impact for Sheridan will be additional jobs and affordable housing and population growth.

- Sheridan's Comprehensive Plan, created in 2013, needs to be updated if we intend to apply for any grants. This should be a priority for the next year.
- Todd told the group that Sheridan needs a web presence to advertise itself. And like the Comprehensive Plan, the sooner we can get ourselves out there the better for our future.

Public Input:

A round table discussion about the issues discussed was held.

Adjournment:

There being no further business, the meeting was adjourned at 8:45 pm. The next meeting will be Monday evening, March 16 at 7:00 pm.

Stephen H. Martin, Secretary

Sheridan Economic Development Commission



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

**Quarterly Meeting
Monday, June 29, 2020, 7:00 pm
Sheridan Public Library—Community Room**

Call to Order:

The meeting was called to order at 7:02 pm.

Pledge of Allegiance:

Performed at 7:03 pm.

Call for Quorum:

President/Secretary Steve Martin, Vice President Brenda Bush and member David Kinkead are present, and a quorum is achieved. Others present were Paul Munoz, Ron Stone, Todd Burtron, Parvin Gillim, Gloria Del Greco, and Cory Daly.

Review and Approval of Minutes:

The minutes were reviewed. Brenda moved and David seconded a motion to accept the minutes as written. Motion passed.

Statement by the Commission President:

The president made note of the meeting limitations imposed by the COVID19 pandemic and thanked those present for wearing face masks and practicing social distancing. The pandemic is demonstrating the need for broadband internet access in the rural areas of our country in communities like Sheridan. We should also be concerned about the various merchants and service providers in our community as the pandemic forces customers to defer visiting and purchasing products and services that support these merchants, their employees and all their families.

Communications:

There have been no communications received by the Commission to be reviewed.

Unfinished Business:

There is no unfinished business.

New Business:

1. Commission Vice President Brenda Bush introduced guest speaker Paul Munoz, Entitlement Manager for Arbor Homes. Munoz spoke at some length about the ongoing housing development in the Maple Run subdivision on Sheridan's southwest side. This development will provide 385 single dwelling homes. It sits on a 102-acre plot and is considered a PUD (Planned Unit Development) project. The advantage of a PUD is that it allows for a more flexible interaction between the developer and the local authorities which makes for a win-win situation for all parties. While actual construction has not begun, in the last 4 months 40 homes have already been sold and Arbor is hoping to sell another 80 homes soon. Arbor feels this project is one of the better opportunities for potential buyers to have an opportunity to purchase quality new housing in Hamilton County for an affordable price. The current market demographic trends toward younger, first-time homeowners with young children and, surprisingly enough, empty nesters who are looking to down-size as they age.
2. Town Council President David Kinkead gave a Town of Sheridan update.
 - a. The Welcome to Sheridan signs are progressing and the footers for the signs should be poured soon.
 - b. Blackhawk Commons is open and occupied. The only part remaining to be completed is the restoration of the old gymnasium floor.
 - c. While there was some concern that current economic conditions might put the SR 47 and SR 38 project on hold, that is not true. The funding for the project is in place. The hold up now is securing right-of-way access for some properties which should be completed in the next few months.
 - d. The industrial park has 2 businesses wanting to move in. One is ready to begin building immediately and the other company is completing their purchase agreement.
 - e. Indiana American Water is on schedule to complete the water system upgrade by later this summer. This will include making provision to handle the additional load imposed by the Arbor Homes project in Maple Run.
 - f. There is another developer interested in adding additional apartment units in the Sheridan community.
 - g. There is work being done to secure funding to bring the Monon Trail through town and out to the Hamilton-Boone County line. There is also interest in Kirklin to bring the trail through that community and then there is interest in extending the Trail all the way into Frankfort.
 - h. The 236th Street improvement project from US 31 to bridge 221 will be completed later this year. In addition, funding has been secured to extend this project from bridge 221 on west to the Sheridan city limit. The town is currently working to secure additional funding to improve 236th Street from the city limit to the SR 47 intersection.
 - i. The storm drain project here in Sheridan on the eastside is nearly complete.
 - j. Community Crossing grant money which is used to repave town streets is still in place for more paving this summer and the town is trying to get more of this money for paving next year.

- k. Tina Henderson is working on an OCRA grant to help local businesses survive the pandemic downturn. There were 13 businesses included in the proposal and the hope is that this funding will be granted and perhaps more businesses added.
- l. There has been some interest from developers in purchasing some of Greg Ottinger's property on the east side of town.
3. Ron Stone reported that the Sheridan Historical Society's new museum façade is partially completed. The metal sheathing is all done, and the overhang roof is in place. Next up will be the signage. The Society hopes it can be finished within the next several weeks.
4. Parvin Gillim reported that the Chamber of Commerce is beginning to re-activate in face of the pandemic closure. The Chamber is finding that several of their members are dropping out because Chamber dues are too much of a revenue burden.
5. President Martin asked about the town building a web page to tell the world about Sheridan. David Kinkead said the town does not have one, and Todd Burtron added if one were to be created it would require someone be responsible to keeping it refreshed on a very regular basis.

Adjournment:

There being no further business before the Commission, David moved, and Brenda seconded a motion to adjourn. Motion passed.

The next meeting of the Commission will be Monday, September 21, 2020.

Steve Martin
President/Secretary



Sheridan Economic Development Commission And Ad Hoc Advisory Council

**Monday, September 21, 2020 – 7:00 pm
Sheridan Public Library – Community Room**

Commission Officers: Steve Martin, President, and Secretary; Brenda Bush, Vice President; and David Kinkead, Member

Attendance. Steve Martin, Brenda Bush, David Kinkead, Mary Roberson, Gloria Del Greco, Parvin Gillim and Russ Wilson

Call to Order. The meeting was called to order at 7:02 pm by President Steve Martin.

Pledge of Allegiance. The Pledge was recited at 7:03 pm.

Call for Quorum. All three members of the Commission were present. Quorum was achieved.

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

Report of the Commission President. Steve welcomed those present and asked anyone with questions and/or concerns to hold those items until the public input part of the agenda because many times the questions are subsequently answered by a later report.

Communications. There were no communications to be addressed.

Unfinished Business. There was no unfinished business to be reviewed.

New Business.

1. Newly hired school superintendent Mary Roberson was introduced. She gave the Commission an overview of the current school financial situation including the fact that while the school is not overly funded there are adequate reserves available to conduct normal business. She reviewed her plans for future of the school's academic and financial health. The Commission was quick to note that it has full confidence in Dr. Roberson's pending tenure as our new superintendent.
2. Town Council President David Kinkead gave the following report.
 - a. The new affordable housing complex—Black Hawk Commons—is nearly completed and already has all its housing units rented.
 - b. The SR 47 and SR 38 rebuild projects are still scheduled to begin in 2021. It will result in considerable disruption to traffic flow in and around Sheridan, but the end results will be worth it.

- c. The industrial park on the west side of town has two new commitments from smaller manufacturers.
- d. Arbor Homes has filed for fifteen new housing permits as they begin their projected 385 homes buildout over the next couple of years.
- e. Indiana American Water has recently done updates on the wastewater utility and the water towers.
- f. The Monon Trail through town is still a viable ongoing project. The state is putting money behind developing new trails across the state and there is every reason to believe Sheridan could be included in those grant projects.
- g. The Community Crossings project is still ongoing and could result in improvements to Sheridan's streets and intersections.
- h. The Lamong Road extension, first proposed 20 years ago, has been resurrected by the county. More information about this will be forthcoming.
- i. Just recently David was able to present COVID relief funding in the amount of \$7,500 to a total of fifteen local businesses. He also presented Dr. Erb and Riverview Health a grant of \$99,000 and gave four local food pantries various amounts of money to help with their expenses. Need-less-to-say, the pandemic and lockdown has had a devastating effect on the economy here in Sheridan and elsewhere. These federal funds are very much appreciated.
- j. In response to a question from the Commission president, David noted that COIT funding for local government is expected to be in normal amounts for 2021 but 2022 may see a big drop.

Public Input.

1. Commission member Brenda Bush spoke to two improvements on Main Street. First, the MAMA's Cupboard food pantry on the north edge of Main Street has had a new façade makeover and is quite attractive. Second, the Historical Society museum's façade is nearing completion and will be a real star in the Main Street crown when completed.
2. Gloria Del Greco reports that the new town entryway signs are progressing. The footers are poured, the purchased bricks have all been engraved, and we are now waiting for Curly Brothers to begin assembling the final product. This has been a 3-year project that hopefully will be done in the next few months. We extend our thanks to all who purchased bricks, to County Commissioner Mark Heirbrandt for all his help, and to Curly Brothers for their significant donation.
3. Parvin Gillam reported that the Northern Hamilton County Chamber of Commerce has purchased gift cards from multiple local merchants to be given away and hopefully stimulate business within local communities as we suffer through these difficult COVID times.

Adjournment. There being no further business before the Commission, David moved, and Brenda seconded a motion to end the meeting. The motion passed.

Steve Martin, President & Secretary
Sheridan Economic Development Commission