

Sheridan Redevelopment Commission Meeting Minutes

June 27, 2023

6:00pm

Sheridan Community Center

300 E 6th Street, Sheridan, Indiana 46069

Commissioners Present

Parvin Gillim, Daniel Bragg, Corbin Ellis, Garrett Chesney, Andrew Porterfield

- Commissioner Gillim opened and welcomed commissioners and summarized the agenda for the meeting. The invoice to be presented to the Sheridan RDC from Sheridan Main Street Inc was not submitted, and therefore no action was taken. Legal Counsel stated that the invoice needed to be verified by Clerk/Treasurer and then submitted to RDC for approval.
- Discussion began around the administrative portion of the Sheridan RDC Main Street Façade Improvement Grants and who/how the program would be administered. Commissioner Gillim suggested that Sheridan Main Street Inc would be the review board for submitted applications and proposed improvements. The Sheridan Main Street Inc review committee would then pass a favorable, unfavorable or no recommendation to the Sheridan RDC for approval.

The suggestion for the composition of the Sheridan Main Street Inc Review Board was:

- o A Community Leader
- o Member/s of the Sheridan Redevelopment Commission
- o United Animal Health Façade Improvement Representative
- o Additional members to be determined.

Legal Counsel cautioned to avoid a quorum of Sheridan Redevelopment Commissioners to avoid having to publish public meeting announcements.

- Discussion around potential parking solutions for the Main Street Area began. Some properties were identified as potential sites for parking. The lot east of the Greek's Pizzeria has recently been purchased. The former/current Main Street Motors lot and building. Commissioner Porterfield suggested to not incur costs for appraisal/s until confirmation from current property owner that there may be interest in selling/leasing proposed property.

Legal Counsel states that purchasing property would not collect TIF, however leasing properties would be available for TIF. All properties for purchase/lease must have two independent appraisals completed with the maximum purchase/lease agreement to be the average dollar amount of those two appraisals.

Commissioner Gillim asked that the other Commissioners attempt to recognize/identify additional potential properties and or solutions for Main Street Parking.

Commissioner Bragg stated that the INDOT project of State Road 38 has been delayed. Town Council Member David Kinkaid is the point of contact with INDOT.

- Good of the Order

A member of the public asked Commission/Legal Counsel if TIF funds could be used for public works projects. Specifically, a contribution or "Seed" money to move the Monon Rail Depot back into Sheridan, or for improvements made to Veterans Park.

Commissioner Gillim stated that the Spider TIF would be the only fund potentially available based on the area, and posed the questions; How does it improve economic viability, and does/will it provide additional value to the community?

Legal Counsel stated that there are two requirements for the use of TIF funds; Geographic and Use Restrictions.

Commissioner Gllim suggested to form a proposal/committee and if "x" is raised is "y" available.

- Commissioner Gillim asked for a motion to adjourn, Commissioner Bragg made the motion and Commissioner Porterfield seconded. Unanimous vote of Commissioners to adjourn.