

KNOX REDEVELOPMENT COMMISSION

REGULAR MEETING

WEDNESDAY, JANUARY 17, 2024 AT 4:30 P.M.

Call to Order: The Knox Redevelopment Commission met in Regular Session at the Knox Fire Station January 17, 2024 with the following members present: Board Members: Jeff Berg, Autumn Ferch, Marsha Boggs, Marcia Hayes and Nathan Bradley, Mike Estok by phone. Others present Mayor Dennis Estok, Greg Mikulich, and Greg Balsano (Baker Tilly).

Members absent:

The meeting was called to order by Jeff Berg, President

Amendment to Agenda: None

Approval of Minutes from December 20, 2023: A motion was made by Marcia Hayes and seconded by Nathan Bradley to approve the minutes as submitted. Motion passed 4-0.

Election of Officers 2024:

President: Jeff Berg was nominated by Marica Hayes and seconded by Nathan Bradley. Nominations closed. Motion passed 4-0. Jeff Berg is the Redevelopment Commission President for 2024.

Vice-President: Marcia Hayes was nominated by Marsha Boggs and seconded by Nathan Bradley. Nominations closed. Motion passed 4-0. Marcia Hayes is the Redevelopment Commission Vice-President for 2024.

Secretary: Autumn Ferch was nominated by Marsha Boggs and seconded by Marcia Hayes. Nominations closed. Motion passed 4-0. Autumn Ferch is the Redevelopment Commission Secretary for 2024.

Public Hearing: Combining TIF Districts and Expanding to Create New SF Housing Allocation Area.

- Public Hearing Opened
 - Jeff Berg read portions of the Resolution Combining the TIF Districts and Expanding to Create New SF Housing Allocation Area saying what the purpose is and what benefits it will provide the City.
 - Greg Balsano describes the TIF and the Resolution.
 - Where the money can be spent is the economic area
 - The allocation area is where the money comes from.
 - This resolution encompasses 4 components.
 - 1. Consolidation into 1 TIF area so the money collected can be spent throughout the entire area.

- 2. Residential Area
 - The State of Indiana changed the laws so now you can capture single family parcels. This would add a residential area to capture TIF funds from the single-family parcels included in this as well as the current TIF districts.
 - The residential area would be in the short drive property purchased by the city.
- 3. Removal of Parcels
 - Parcels would be removed from the allocation area that are generating negative for the TIF. These parcels have gone down in assessed value so the removal of them from the TIF area will improve the TIF and will now be assumed by the other entities. This removal will slightly increase tax rates.
- 4. Consolidating the Economic Development Plan.
 - The soonest the city will be receiving taxes from the SF housing area will be taxes paid in 2026.
 - It is possible that as soon as a project is completed and the lots are sold the residential TIF could be taken off.
 - Greg Mikulich, Knox School Superintendent spoke about the new residential area.
 - Stated we need new homes in the area but new homes bring more students to the school and the concern is how to transport those kids to school.
 - The ADM money that is received for each student goes into the education fund, but bussing expenses comes from the operations fund.
 - His question was if there is anything in place to assist with getting these new children to school?
 - The first house may not be built until next year. First need to finish the timeline that was presented and then begin engineering.

Adjournment of Meeting: Motion made by Nathan Bradley and seconded by Marcia Hayes.
Motion passed 4-0.

Meeting adjourned.

Jeff V. Berg – President

Autumn C. Ferch – Secretary