

The Corydon Planning and Zoning Commission met on Monday, December 4, 2017 at 5:30 pm to consider the adoption of an order approving the establishment of the Downtown Redevelopment Area #1. The Special Meeting was called to order by President Glenn Thienel with the following members forming a quorum: Judy Kennedy, John D. Kintner, Eva North, Andrew Reich, Lester Rhoads and Jill Timberlake. Attorney Christopher L. Byrd was present.

President Thienel welcomed the public and requested Attorney Christopher Byrd clarify the purpose of the meeting. Attorney Chris Byrd opened by explaining the issue before the Commission was to determine if Redevelopment Area #1 which had been established by the Redevelopment Commission conformed with the Corydon Comprehensive Plan as required by IC Code. He further added the Redevelopment Commission was established to allow an increase in the amount of bonds that could be issued. If the Town only issued general obligation bonds without establishing a Redevelopment Commission it would have limited the amount of bonds the Town could issue.

Attorney Byrd recognized the assistance he had received from Attorney Christopher Janak of Bose McKinney and Evans LLP, and John Seever of H.J. Umbaugh & Associates CPAs, LLP. Establishing a Redevelopment Commission is a multi-step process that required the expertise of Mr. Janak and Mr. Seever.

Rhonda Rhoads who resides at 525 North Capitol Avenue asked if this process was being sped up to get this done so the debt could be doubled. Attorney Chris Byrd and Town Manager Rand Heazlitt said the interest rates, while low at this time, are predicted to rise. Town Council President & Commission member Eva North said this matter has been being discussed for several months. Property owner, Patrick Griffin said that was news to him. He added he felt the public should have had access to the documents and did not feel it was a "fair shake". Attorney's Chris Byrd and Chris Janak confirmed the matter did not need to be published or posted in advance. Resident Timothy Johnson, who lives at 401 East Walnut Street stated, "You should be aware this is going to raise taxes". Rand Heazlitt recapped the bonds would be used to rehab the new town hall, for the downtown lighting enhancements, sidewalks, street paving and redevelopment.

Mr. Griffin then asked the Commission Members if they were comfortable with the timeframe and information made available to them to make this decision. President Thienel said he felt as though he had been in a "tornado" for the past couple of weeks, but after discussions with Chris Byrd and Rand Heazlitt he was one hundred percent (100%) comfortable with the decision before him. Jill Timberlake confirmed she had been receiving information for about two (2) weeks. Commission member Lester Rhoads said his was approximately seventy-five percent (75%) in agreement, but he was not comfortable by the issuance of bonds to renovate and furnish the new town hall under the category of maintaining facilities. He felt this building purchase was a loss to the Town because it had lost the tax revenue on the biggest building in the Town. Jill Timberlake stated she felt the rehab of the new town hall fell under maintenance improvements. Rhonda Rhoads said she did not think this applied to 4-1 in the Comprehensive Plan because the rehab of the new town hall does not fit into the categories listed.

President Thienel asked if anyone else wished to comment or ask any questions. Upon no response, he then asked for a motion to be made. Eva North made a motion to sign the order. The motion was seconded by Andrew Reich and passed 6-1 with the nay vote being cast by Lester Rhoads.

A motion to adjourn the meeting was made by John D. Kintner and seconded by Judy Kennedy. The motion passed 7-0.

DATE APPROVED: 12/18

ATTEST: [Signature]

WITNESS: [Signature]

DATE APPROVED: 12/18

ATTEST: [Signature]

WITNESS: [Signature]

**ORDER OF THE TOWN OF CORYDON PLAN COMMISSION
DETERMINING THAT A DECLARATORY RESOLUTION AND
REDEVELOPMENT PLAN APPROVED AND ADOPTED BY THE
TOWN OF CORYDON REDEVELOPMENT COMMISSION
CONFORM TO THE PLAN OF DEVELOPMENT FOR THE
TOWN OF CORYDON AND APPROVING THAT RESOLUTION
AND REDEVELOPMENT PLAN**

WHEREAS, on November 16, 2017, the Town of Corydon Redevelopment Commission ("Redevelopment Commission") initially approved a Redevelopment Plan ("Plan") for the Town of Corydon Downtown Redevelopment Area #1 ("Area") in the Town of Corydon, Indiana ("Town") and adopted a declaratory resolution ("Declaratory Resolution") declaring that the Area is an area needing redevelopment and subject to redevelopment activities pursuant to Indiana Code 36-7-14 and Indiana Code 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Town of Corydon Plan Commission ("Plan Commission") is the body charged with the duty of developing a general plan of development for the Town; and

WHEREAS, the Act requires the Plan Commission to find that the Plan for the Area conforms to the plan of development for the Town and to approve the Declaratory Resolution and the Plan; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution, the Plan, and the potential development contemplated thereby and determined that they conform to the plan of development for the Town, and now desires to approve the Declaratory Resolution and the Plan;

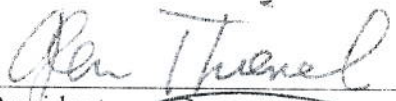
NOW, THEREFORE, BE IT ORDAINED by the Town of Corydon Plan Commission, as follows:

Section 1. The Declaratory Resolution and Plan for the Area conform to the plan of development for the Town.

Section 2. The Plan and the Declaratory Resolution are in all respects approved, ratified and confirmed.

Section 3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the permanent minutes of this meeting.

Passed and so ordered by the Town of Corydon Plan Commission, this 4th day of December, 2017.



President



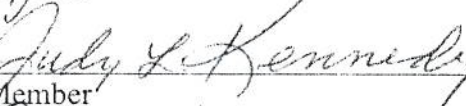
Vice-President



Member



Member



Member



Member

Member

ATTEST:



Secretary

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