

BE IT REMEMBERED THE BOARD OF COUNTY COMMISSIONERS met in the Henry County Courthouse Circuit Courtroom on Wednesday May 24, 2023 at 6:00 p.m. with the following members present: Steve Dellinger, Joe Wiley, Bobbi Plummer, Debbie Walker; Henry County Auditor and Joel Harvey; County Attorney.

Steve Dellinger called the meeting to order with the pledge followed by a prayer, led by himself.

Bobbi Plummer made a motion to approve the minutes from the previous meeting. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to approve the claims. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to approve the payroll. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to approve the monthly reports for the Henry County Clerk, Henry County Weights and Measures, and the Henry County Township Assistance Report. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to approve the following food and beverage claims; \$2,000.00 to HOPE initiative for reimbursement of the Day Care Program, \$848.96 to Pritchett's Backhoe Services for Project #40- Jordan Arena, and \$6,000.00 for the match to the OCRA small business grant. Motion was seconded by Joe Wiley and carried 3-0.

Corey Murphy gave an update on the EDC and RDC. He spoke about the phase 3 Supplemental Small Business Grant, the funding for this grant was supplied by the Indiana Office of Community and Rural Affairs. Small Businesses were scored based off of mostly objective questions but there were two subjective questions. There was \$240,000.00 in funds distributed to support 246 jobs across the county and the grants ranged from \$1K-\$10K. The RDC is exploring the option of issuing a bond that is payable solely from tax increment finance. Statute states that the Board of Commissioners will have the final say on whether or not this bond is issued. The bond will be for the expansion of the industrial Park infrastructure, the project and bond will need approval before July.

Joe Wiley made a motion to approve Resolution 2023-05-24(008) Regarding Approval of the 2012 Consolidated Economic Development Area and Creation of the Rothrock Dishman Allocation Area and the SF Housing TIF Allocation Area.

HENRY COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2023-05-24(008)

A RESOLUTION OF THE HENRY COUNTY BOARD OF COMMISSIONERS REGARDING APPROVAL OF EXPANSION OF THE 2012 CONSOLIDATED ECONOMIC DEVELOPMENT AREA AND CREATION OF THE ROTHROCK DISHMAN ALLOCATION AREA AND THE SF HOUSING TIF ALLOCATION AREA

WHEREAS, the Henry County ("County") Redevelopment Commission ("Commission") adopted its Amending Declaratory Resolution, dated March 22, 2012, as supplemented and amended to date (collectively, as amended, "Original Declaratory Resolution"), as confirmed by its Amending Confirmatory Resolution, dated June 22, 2012, as supplemented and amended to date (collectively, as amended, "Original Confirmatory Resolution"), establishing, expanding and consolidating certain economic development and redevelopment areas within the Henry County Redevelopment District into one economic development area now known as the 2012 Consolidated Economic Development Area ("Original Area");

WHEREAS, the Original Declaratory Resolution and the Original Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution;"

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended ("Original Plan") which Original Plan contained specific recommendations for economic development in the Original Area;

WHEREAS, the Area Resolution designated various allocation areas (collectively, "Original Allocation Areas") in accordance with IC 36-7-14-39 for the purpose of capturing real and depreciable personal property taxes of designated taxpayers generated from the incremental assessed value of property located in the Original Allocation Areas;

WHEREAS, the Henry County Board of Commissioners approved the creation, expansion and consolidation of the Area and the creation and expansion of the Original Allocation Areas;

WHEREAS, on April 11, 2023, the Commission adopted an amending declaratory resolution ("Amending Declaratory Resolution") amending the Area Resolution and the Original Plan to: (i) expand the Original Area by adding the parcel numbers: 004-00204-00; 004-00205-00; 004-00222-00; 004-00122-00; and 004-00101-00 ("Rothrock/Dishman Parcels") and parcel numbers: 007-90008-00; 007-80401-00; 007-90113-00; and 007-80402-00 ("CR 200 N & SR 3 Parcels") (collectively, "Expansion Parcels") to the Original Area (collectively as expanded by the Expansion Parcels, "Expanded Area"), as set forth on Exhibit A-1 attached thereto, and (a) designate the Rothrock/Dishman Parcels as a new allocation area to be known as the "Rothrock Dishman Allocation Area;" and (b) designate the CR 200 N & SR 3 Parcels as a new allocation area to be known as the "SF Housing TIF Allocation Area;" (ii) add: (a) the provision of a facade grant program supporting downtown redevelopment in incorporated communities in, serving or

benefitting the Expanded Area; (b) pursuant to IC 36-1-29.5, provide tax increment to a workforce retention and recruitment program of the County (Make My Move) for purposes of recruiting and retaining individuals who will satisfy the current and future workforce needs of the County's employers or provide substantial economic impact to the County, including allowing the County to provide incentives in the form of grants or loans to qualified workers; (c) the construction of a childcare facility to serve employees and employers in the Expanded Area; (d) the provision for providing funds via interlocal agreement between the Commission and the New Castle Redevelopment Commission to support a future residential project in the City of New Castle that is in, serving or benefitting the Expanded Area; (e) the construction of and/or improvements to existing buildings for the purpose of housing EMS stations in southern and northern areas of the County that will serve and benefit the Expanded Area; and (f) the construction of the hereinafter defined SF Housing Projects to the list of projects in the Original Plan, all in, serving or benefitting the Expanded Area; (iii) add the acquisition of certain real property in, serving or benefitting the Expanded Area as set forth in bold face type on Exhibit B attached thereto; and (iv) the Commission further initially approve a single-family residential development housing program and economic development plan ("Housing Program") for the SF Housing TIF Allocation Area of the Expanded Area in the County attached thereto as Exhibit C, and the Amending Declaratory Resolution: (i) declared that the SF Housing TIF Allocation Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and (ii) approved the construction of road, sidewalk, streetscape, utility, drainage and any and all related public improvements needed to support the proposed development in the Housing Program ("SF Housing Projects");

WHEREAS, the Commission modified the Housing Program originally adopted on April 11, 2023 to remove the section entitled "Acquisition of Property" in its entirety.

WHEREAS, IC 36-7-14-41(c) requires that any enlargement of the boundaries of an economic development area be approved by the Board of Commissioners of the County; and

WHEREAS, the Board of Commissioners has reviewed the Amending Declaratory Resolution and the Housing Program, as modified, and previously approved the written order of the Henry County Plan Commission regarding the Amending Declaratory Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF HENRY COUNTY, INDIANA, THAT:

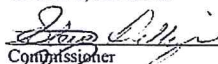
1. The Board of Commissioners hereby finds and determines that it will be in the best interests of the County to expand the boundaries of the Original Area and designate such Expanded Area as new allocation areas to be known as the: (i) Rothrock Dishman Allocation Area; and (ii) SF Housing TIF Allocation Area, each as described in the Amending Declaratory Resolution.

2. The expansion of the Original Area and designation of the Rothrock Dishman Allocation Area and of the SF Housing TIF Allocation Area as described in the Amending Declaratory Resolution is hereby approved.

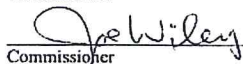
3. This resolution shall be effective from and after passage.

PASSED AND ADOPTED by the Board of Commissioners of Henry County, Indiana, this 24th day of May, 2023, by a vote of 3 ayes and 0 nays.

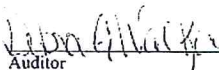
BOARD OF COMMISSIONERS OF HENRY COUNTY, INDIANA


Commissioner


Commissioner


Commissioner

ATTEST:


Auditor

Mike Gerrish came to request a 4-way stop at the intersection of 650 North and Prairie Road. He passed out pictures for reference. He stated that Joe Wiley and Dale Stearns did a very good job when they fixed these roads. He pointed out that there is a nearby intersection that has a four-way stop but it doesn't seem as necessary as the one he is requesting. Mr. Gerrish researched accidents both with and without injury that took place at this intersection. He also took measurements and concluded that traveling at the county speed-limit for unmarked roads, it would take just 3.2 seconds for an accident occur. Mr.

Gerrish named four options; putting in a round-a-bout, having an assessment done, taking down multiple trees that are on private property, or placing a four-way stop at this intersection. He added that the most-simple option seems to be the four-way stop. Bobbi Plummer asked whether or not he is saying that a traffic count is required or not. Mr. Gerrish replied that having cameras or a traffic count wasn't required but almost every engineering firm is going to do one with the assessment. He added that now that the commissioners have this information, it could become a problem for them if they do nothing. Bobbi Plummer stated that the EIRPC, which the county is a part of, requires it but the state will pay for traffic counts at multiple locations. Bobbi Plummer stated that she is in agreement that it is a bad intersection and something needs to be done quickly. She added that she would like to gather information to be able to reach a decision on what action to take by the next meeting on June 14th 2023.

Joe Copeland presented the Annual Operational Report for the Highway Department. Bobbi Plummer made a motion to approve the Annual Operational Report. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to accept the low bid for the 2023 Road Resurfacing Project from Milestone Contractors in the amount of \$1,229,152.00. Motion was seconded by Joe Wiley and carried 3-0.

Joe Wiley made a motion to accept a Contract Price Extension Agreement between Henry County and Accurate Striping, which carries the 2022 price of pavement markings through 2023. Motion was seconded by Bobbi Plummer and carried 3-0.

Joe Copeland discussed the Bridge Projects, there is not enough money in Cumulative Bridge so he is requesting to use \$500,000.00 of MVH restricted funds to help.

Bobbi Plummer made a motion to allow the Highway Department to use \$500,000.00 of the MVH Restricted Funds to cover the remaining cost of the Bridge Project. Motion was seconded by Joe Wiley and carried 3-0.

Steve Rust presented a Section Corner Contract Professional Service Agreement from JSE. Joe Wiley made a motion to approve the Professional Service Agreement with JSE and Henry County. Motion was seconded by Bobbi Plummer and carried 3-0.

Sheriff Sproles announced that they have opened the registration for Sheriff's Camp, it will take place June 16th- June 19th. The Department is about to begin training on the new body cams. Bobbi Plummer stated that there is still \$132,000.00 in the Body Cam fund. Sheriff Sproles said that he would look into this.

Sheriff Sproles announced that they have hired two lateral hires, and that they will be getting the proposed new hiring bonus. He added that they are still in need of 3 officers.

Sheriff Sproles spoke about the 2nd JCAP graduation, it went very well and he feels that it is an excellent program and is very educational.

The jail population is back up to 213, the Sheriff is in hopes that it will go back down.

Lastly, the Sheriff announced that Joel has been working on an interlocal agreement for ADF between Henry County and the City of New Castle.

Bobbi Plummer made a motion to approve a quote from Margison Graphics to replace the awning at the Transition Center for \$6,618.00. The quote includes the frame work and it will be done at the Transition Center. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer made a motion to approve a contract between Henry County Commissioners and DOC supplying soft water to the Henry County Jail for the same price as 2022. Motion was seconded by Joe Wiley and Carried 3-0.

Bobbi Plummer made a motion to approve an ARA Draw Request in the amount of \$240,000.00 for the OCRA Grant for small businesses. Motion was seconded by Joe Wiley and carried 3-0.

Joe Wiley made a motion to approve the reappointment of Jon Madison and Montford Switzer to the EDC Board. Motion was seconded by Bobbi Plummer and carried 3-0.

Joe Wiley made a motion to approve the ADF interlocal agreement between Henry County and the City of New Castle. Motion was seconded by Bobbi Plummer and carried 3-0.

Bobbi Plummer announced that back in March it was brought to her attention that there were some dead ash trees on some property that's located on 200 W. The trees are not in the Commissioners' right-of-way, they are on two different properties. One of the home-owners cleaned up the trees that were on their side, but there have been multiple attempts to contact the other home-owner and no response has been received. The trees are a safety hazard. Joel Harvey discussed the options to remove the trees. One option is to file a lawsuit against the home-owner that cannot be reached and the other is to solicit quotes to remove the trees. Bobbi Plummer made a motion to solicit quotes to remove the ash trees from the property on 200 West. Motion was seconded by Joe Wiley and carried 3-0.

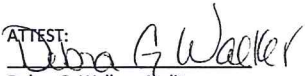
Bobbi Plummer made a motion to amend the policy on the fobs for the Right Stuff Time Keeping Software to have anyone who loses their fob to pay the county the cost of \$5.00 which is what it takes to replace them. Motion was seconded by Joe Wiley and carried 3-0.

Bobbi Plummer moved to adjourn. Motion was seconded by Joe Wiley and carried 3-0.


Steve Dellinger, President


Joe Wiley, Vice President


Bobbi Plummer, Member

ATTEST:

Debra G. Walker, Auditor