

**January 27, 2020, Special Meeting Minutes**  
**HOBART ECONOMIC DEVELOPMENT COMMISSION**

President Lisa Winstead called the special meeting of the Economic Development Commission (EDC) to order at 6:00 p.m. The meeting was held in the City Council Chambers at City Hall. The Pledge of Allegiance was recited. Members in attendance: Lisa Winstead, Robert Glover, William Heuring, Debra Rockymore (*arrived during staff report*); and City Council Liaison Joshaua Huddlestun. Members Absent: Kreg Homoky. Also Absent: Denarie Kane, Director of Development. Also present: Beth Jacobson, Assistant Director of Development; Ed Starzyk, Hobart resident; and Dawn Hostetler, EDC Recording Secretary.

Under Approval of Agenda, a motion was made by Mr. Glover to approve the agenda as presented; seconded by Mr. Heuring. All ayes; motion carried. (3-0)

Under Election of 2020 Officers, Mr. Glover made a motion to retain the 2019 officers: Ms. Winstead as President, Mr. Heuring as Vice-President, and Mr. Glover as Secretary; seconded by Mr. Heuring. All ayes, motion carried (3-0).

Regarding the Minutes of November 19, 2019, Special Meeting, Mr. Heuring made a motion to approve the minutes of November 19, 2019, Special Meeting as presented; seconded by Mr. Glover. All ayes, motion carried. (3-0)

There was no Old Business.

Under New Business, Ms. Jacobson reviewed the 2019 Annual Report of Economic Development Commission which summarizes the activities of the EDC in 2019. She pointed out that there were no expenditures in 2019. She stated that there were two significant actions taken by the EDC in 2019. The first action was a favorable recommendation for a six year tax abatement for a residential development located at 601 North Wisconsin Street (Cressmoor Estates). Ms. Jacobson reminded the Commission that they had previously granted a favorable recommendation to developer Randy Hall for this same project in 2018. However, the number of homes identified in the scope of the project increased from 183 to 184 homes, which required the EDC to take action on a new resolution to reflect this modification. The second significant action by the EDC in 2019 was the approval of a resolution for a \$7.1 million multi-family housing revenue bond for A Safe Haven Veterans Apartments, which is a 75 unit housing development for homeless veterans. This report will be filed with the City Council in accordance with I.C. 36-7-12-36. A motion to approve the 2019 Annual Report of Economic Development Commission was made by Mr. Glover; seconded by Mr. Heuring. All ayes, motion carried. (3-0).

Under Staff Report, Ms. Jacobson gave an update on some recent activities of the Economic Development department. She said that the Redevelopment Commission (RDC) approved the creation of the US 30 & 69<sup>th</sup> Avenue Economic Development Area. This new TIF district encompasses the entire US 30 corridor within the boundaries of Hobart including the Southlake Mall. Ms. Jacobson indicated that this TIF district will be a great tool to attract future development in the City and to finance infrastructure improvements.

Ms. Jacobson reported that a Request for Proposals (RFP) was recently issued for the development of residential housing on the City owned 60 acre property at 61<sup>st</sup> Avenue and

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Arizona Street. She called attention to conceptual illustration which represents a hypothetical development vision. She said the intent is for higher end housing to be constructed toward the back of the property, with other single family homes to be built throughout the rest of the development. The RFP was distributed to seven builders and developers. The target date for a decision to be made is set for April, but is dependent on the outcome of negotiations based on the responses received.

Adjournment Meeting adjourned at 6:08 p.m.

Minutes were prepared by Dawn Hostetler, Clerical Assistant to the Director of Development.

Minutes approved by the Hobart Economic Development Commission on \_\_\_\_\_.

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Lisa Winstead, President

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Attest:

DRAFT