

January 11, 2021, Special Meeting Minutes HOBART ECONOMIC DEVELOPMENT COMMISSION

President Lisa Winstead called the special meeting of the Economic Development Commission (EDC) to order at 5:02 p.m. The meeting was held via Zoom with the public issued a dial-in number to allow listening and participation capabilities. Staff was present 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, Kreg Homoky, and City Council Liaison Joshaua Huddlestun. Also present: Heather McCarthy, City Attorney; Beth Jacobson, Director of Development (*in person*); and Dawn Hostetler, EDC Recording Secretary (*in person*).

Under Approval of Agenda, a motion was made by Mr. Glover to approve the agenda as presented; seconded by Mr. Homoky. All ayes; motion carried. (5-0)

Under Election of 2021 Officers, Mr. Homoky made a motion to retain the 2020 officers: Ms. Winstead as President, Mr. Heuring as Vice-President, and Mr. Glover as Secretary; seconded by Mr. Glover. All ayes, motion carried (5-0).

Regarding the Minutes of January 27, 2020, Special Meeting, Mr. Glover made a motion to approve the minutes of January 27, 2020, Special Meeting as presented; seconded by Ms. Rockymore. All ayes, motion carried. (5-0)

There was no Old Business.

Under New Business, Ms. Jacobson reviewed the 2020 Annual Report of Economic Development Commission which summarizes the activities of the EDC in 2020. She stated that there were no bonds or abatements that required approval or recommendation of the EDC. There were also no expenditures in 2020. Ms. Hostetler noted that this report will be filed with the City Council in accordance with I.C. 36-7-12-36. A motion to approve the 2020 Annual Report of Economic Development Commission was made by Mr. Heuring; seconded by Ms. Rockymore. All ayes, motion carried. (5-0).

Under Staff Report, Ms. Jacobson reported that construction on BJ's Brewhouse is progressing. She said that she spoke to the project manager several months ago, at which time he indicated that the restaurant is anticipated to open by the end of March. She said that this timeline is still on target.

Ms. Jacobson gave an update on the development of the City-owned 60-acre property at 61st Avenue and Arizona Street. She said a Request for Proposals (RFP) was recently issued for the development of residential housing on this property. Responses were due in early December, and two proposals were received, one from Cornerstone Development and the other from Steiner Homes. Each proposal was reviewed and scored by a review committee comprised of staff members and a Redevelopment Commission (RDC) member. After interviewing each applicant, the committee made a decision to request the RDC to proceed with negotiations with Steiner Homes for the sale and development of the property. The proposal submitted by Steiner Homes includes mostly single-family homes with several multi-family residences along the frontage of the development. Ms. Jacobson stated that ownership of the property was recently transferred

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from the City to the RDC. She explained that the proceeds from the sale will go to the City, but the RDC will manage the negotiations of the sale.

Mr. Glover asked what the acreage of the property is. Ms. Jacobson stated that the property is approximately 60 acres, of which about 12 acres are in a flood plain or are undevelopable. Mr. Homoky asked how many homes are planned to be built on this property. Ms. Jacobson said that she will email Steiner's proposal to the Commission, which includes a conceptual layout showing how many homes are proposed. She indicated that the exact number of homes will be determined after engineering is done on the property. Mr. Heuring asked when the EDC will take action on this development. Ms. Jacobson stated that no action by the EDC is needed. She said that the RDC will be taking action next week to proceed with negotiations. Once all the agreements have been finalized, the RDC will take action to approve the final sale of the property. She stated that there are also some planning and zoning approvals that are needed before construction can begin.

Ms. Jacobson stated that both Mr. Heuring's and Mr. Homoky's EDC membership terms expire at the end of the month. She said that staff will be reaching out to each of them to schedule a time to be sworn in if they are willing to continue to serve. Mr. Homoky indicated that he would like to continue his service with the EDC.

Adjournment –Meeting adjourned at 5:16 p.m.

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

Minutes approved by the Hobart Economic Development Commission on _____.

Lisa Winstead, President

Attest: