

COMMON COUNCIL MEETING
DECEMBER 6, 2004
TIME: 6:00 P.M.

Present: Mayor Frank Manus, Helen Gardner, Gary Herbert, Glenn Tebbe, Larry Bower and Ken Dornich.

All recited the Pledge of Allegiance.

Minutes were approved.

Jenny Hanna of the United Fund and Tom Hunter from the Schools came before Council members to request \$5,000 from the City as a community partner to help raise \$50,000 local funds for a grant that has been applied for to renovate the gym at Rosemound into a Greensburg Learning Center for the whole community. It could be used for training for unemployed residents and could be a possible source of income down the road for the center to be self-sufficient.

Mayor Manus told the Council that he feels this is a good cause for the community and has redone the Edit plan to include the monies for this, but would like the Council's input and motion and second.

Motion by Helen Gardner and seconded by Ken Dornich to approve \$5000 from the Edit for the Greensburg Learning Center. So passed.

Mayor Manus stated that he had had a phone call that John Michael Thomas was in the hospital at Indianapolis for 72 hours and as far as he knew he was not out yet. Mayor stated that it was his understanding that papers were supposed to be signed on Tuesday on the NTN/BCA property. Mayor Manus hopes that this works and benefits the community.

Jason Semler of H.J. Umbaugh and Associates was present to explain Tif. Tif captures property tax as assessments increase due to new construction and other improvements. The length of time can go up to 30 years. Personal property is just for business only.

Glenn Tebbe asks for Jason to explain orderly how Tif funds could be used as incentives for economic development.

Jason told that you could have a say as to what goes in the area and train employees, water and sewer lines and roads for some of the incentives. The City

designates an allocation area where the funds can be utilized for improvements or incentives.

Gary Herbert questioned if a company wanting to locate in an area that is not a Tif area, what would happen if those taxes go down?

Jason replied that this could be a one-parcel area.

Margaret Grissom came before Council representing a Real Estate Committee for Lowe's that would like to partner with the community to off set the cost of development and is looking at the old K-Mart building. They would employ 125 and 80% would be full-time at a yearly salary of \$24,000-\$26,000.

Larry Bower told that he had met with Margaret and Mike Walker and would like to hear the EDC's position on this.

Mike Walker said the EDC supports new development and feels this would be an opportunity and feels that this would be a Tif district option and a bond issue would need to be looked at.

Daryl Tressler, EDC committee officer told Council that the EDC committee has not had a time to assess to be able to make any sort of recommendations on this.

Ken Dornick asks if the Lowe's Real Estate Committee has been in contact with the K-Mart area?

Margaret told that she feels they have been in contact with the K-Mart owners.

A resident Mr. Osterling asks just what were the incentives that Lowe's were asking for?

A Council member told that they were asking for 2 ½ million dollars.

Helen Gardner stated that she understood that Lowe's didn't feel that Greensburg was big enough for them to come.

Gary Herbert wanted to know how Lowe's expects the City to pay for 2 ½ Million Dollars?

Margaret stated that the former K-Mart building and area would need to be demolished and Lowe's would want to partner with the City because of their size. Margaret needs to be able to take something back to the Real Estate Committee of whether the City would be willing to partner or not. What she takes back to them decides whether Lowe's still plans on looking at Greensburg or not. It would be up to the City to decide how to come up with the funds and how they would pay for them.

Mayor Manus said to do a bond the City would be paying for a long long time.

Glenn Tebbe likes the idea of jobs coming, but if the City was asking Lowe's to make this sort of 2 ½ Million Dollar commitment in a matter of hours, they would not.

Helen Gardner feels the same way as Glenn on this.

Larry Bower told rather than set a goal, calculate how much revenue can be achieved and set some figures. He asks if the EDC would keep in contact with Margaret and Lowe's?

It was decided that information and time is needed before this Council can make a decision.

A citizen in the audience felt like Lowe's needs to give time and more information instead of assuming automatic decision is made this quickly in a one evening meeting.

Mayor Manus told Margaret Grissom and Mike Walker that he feels the City and Council cannot do anything this evening. If Margaret has other companies that she represents the keep Greensburg in mind. Council is open for discussion but needs more time.

Motion by Glenn Tebbe and seconded by Ken Dornich to pass the following motion; the City of Greensburg is interested in having Lowe's become a part of the Greensburg Community, however at this time, the City is unable to fully respond to Lowe's request of \$2.5 Million Dollar commitment. The City welcomes continued discussion with Lowe's and is willing to entertain incentives packages. Time is needed to determine the appropriate amount and manner of a mutually agreeable incentive package. Motion passed unanimously.

Don McCrary approached the Council to see if they would be willing to appoint a couple of Council members to be on the Airport Committee. Helen Gardner and Ken Dornich volunteered to serve on the committee. Mayor Manus stated that he would sit on the committee for information only.

Marc Haston asks if these would be public meetings and he would like to be there.

Don stated that meetings would be open to the public.

Mayor Manus told that last week he had military personnel visit him in his office and talked about the airport runway and we could get an expansion for security reasons whether we want it or not.

Mike Walker of the EDC told that they are working on their 2005 budget and are requesting \$50,000 from the City. He had gone to the County and they have pledged \$50,000 for the year 2005. The money would come from Edit.

The Mayor and Council supports the allotted monies of \$50,000 and paying \$12,500 on a quarterly bases starting February 10, 2005.

Motion by Larry Bower and seconded by Gary Herbert to pass on 2nd reading Ordinance 2004-12. So passed.

Motion by Gary Herbert and seconded by Helen Gardner to pass on 3rd reading Ordinance 2004-12. So passed.

Motion by Larry Bower and seconded by Gary Herbert to pass on 2nd reading Ordinance 2004-13. So passed.

Motion by Helen Gardner and seconded by Glenn Tebbe to pass on 3rd reading Ordinance 2004-13. So passed.

Motion by Glenn Tebbe and seconded by Gary Herbert to pass on 1st reading Ordinance 2004-14 Demolition with amendments. So passed.

Motion by Helen Gardner and seconded by Ken Dornich to pass on 1st reading Ordinance 2004-15 Personal Policy updates. So passed.

Motion by Gary Herbert and seconded by Helen Gardner to pass Resolution 2004-7 tax abatement. So passed.

Motion by Ken Dornich and seconded by Glenn Tebbe to pass Resolution 2004-8 transfer of money. So passed

Home Federal representatives gave a presentation on their banking facilities and what they offer on checking accounts, etc.

Steve Taylor stated that attorney Bill Robbins is preparing the contract and closing on Billings School would be on or about April 1st. Steve told Glenn and Ken that they need to look it all over and make sure of the necessary information that needs to be included in it.

Glenn Tebbe has had several people expressing favorable opinions. He stated that he was disappointed in that the contract is not ready yet and discussion needs to be held on how to pay for the building and renovations.

Tom Hunter stated that he was under the understanding that the City was not in hurry or a deadline for the contract otherwise they would have had it done already.

Ken Dornich said he has not had any negative responses.

Helen Gardner remarked that people are more concerned about what will happen to the present City Hall building.

City Attorney Steve Taylor has drafted an annexation for the NTN/BCA building.

Mayor Manus would like to see a stop light at Montgomery and Lincoln be put on the narrative description of Tif priorities.

Meeting adjourned at 8:07 P.M.

Presiding Officer: _____

Attest:

Clerk-Treasurer

