

## **February 21, 2023, Special Meeting Minutes HOBART ECONOMIC DEVELOPMENT COMMISSION**

Vice-President Lisa Winstead called the special meeting of the Economic Development Commission (EDC) to order at 4:35 p.m. The meeting was held in the City Council Chambers at City Hall, and also via Zoom with the public issued a dial-in number to allow listening and participation capabilities. The Pledge of Allegiance was recited. Members present: Lisa Winstead, Robert Glover, Debra Rockymore, and City Council Liaison Joshaua Huddlestun. Members absent: Kreg Homoky. Also present: Beth Jacobson, Director of Development; 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 Ms. Rockymore. All ayes; motion carried. (3-0)

Under Election of 2023 Officers, Mr. Glover made a motion to retain the 2022 officers: Mr. Homoky as President, Ms. Winstead as Vice-President, and Mr. Glover as Secretary; seconded by Ms. Rockymore. All ayes, motion carried. (3-0).

Regarding the Minutes of January 11, 2022, Special Meeting, Mr. Glover made a motion to approve the minutes of January 11, 2022, Special Meeting as presented; seconded by Ms. Winstead. All ayes, motion carried. (3-0)

There was no Old Business.

Under New Business, Ms. Jacobson reviewed the 2022 Annual Report of Economic Development Commission which summarizes the activities of the EDC in 2022. She stated that the one significant activity that the Commission undertook in 2022 was a recommendation to the City Council regarding the bonds for the Albanese expansion project. She explained that the total bond amount was \$11,750,000.00, of which the City received \$2.5 million to construct a new road at 82<sup>nd</sup> Avenue. The remaining amount was an incentive to the company to build a 276,000 square foot building addition, new production lines, and distribution center, which is a \$137 million project in total. Additionally, the report specifies that there were no expenditures of the EDC last year. This report will be filed with the City Council in accordance with I.C. 36-7-12-36. A motion to approve the 2022 Annual Report of Economic Development Commission was made by Ms. Rockymore; seconded by Mr. Glover. All ayes, motion carried. (3-0).

Under Staff Report, Ms. Jacobson indicated that 2022 was a productive year, and 2023 is looking very promising as well. She stated that Becknell is actively seeking development opportunities for their 150-acre parcel at 61<sup>st</sup> Avenue and Colorado Street that was rezoned last year. She said there has been some renewed interest in the US 30 corridor, including some potential for retail development, which has been scarce in recent years.

Ms. Winstead asked if the EDC will be involved with any of the upcoming projects. Ms. Jacobson indicated that there may be a need for the EDC to take action on projects this year. She said if there is a tax abatement request for a retail operation, a recommendation from the EDC to the City Council would be needed. Mr. Glover said his understanding is that if the tax abatement is within a TIF district, it does not need a recommendation from the EDC. Ms. Jacobson stated that retail abatements and some residential are not specifically permitted without

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a recommendation from the EDC, so those types of tax abatements would require the EDC to make a recommendation to the City Council.

Ms. Rockymore asked if there is new development planned for the corner of 61<sup>st</sup> Avenue and Colorado Street. Ms. Jacobson said the southeast corner of 61<sup>st</sup> Avenue and Colorado Street is the recently rezoned parcel owned by Becknell that they are looking to develop. Additionally, the City is currently working with a residential builder to develop a subdivision comprised of single-family homes and multi-unit villas on property currently owned by the Redevelopment Commission (RDC) at the northwest corner of 61<sup>st</sup> Avenue and Arizona Street.

Adjournment – Meeting adjourned at 4:45 p.m.

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

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

\_\_\_\_\_  
President:

\_\_\_\_\_  
Attest: