

MONDAY, MARCH 18, 2019 @ 9:00 A.M.
COMMISSIONER'S COURTROOM
100 W. MAIN STREET
MUNCIE, IN 47305
CALL TO ORDER
PLEDGE TO FLAG

ORIGINAL

ROLL CALL

Mr. Shannon Henry
Mr. James King
Ms. Sherry Riggan
Mr. John Brooke, Attorney
Mr. Steve Craycraft, Auditor

TABLED BUSINESS

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, IN APPROVING THE ISSUANCE OF BONDS OF THE DELAWARE COUNTY REDEVELOPMENT COMMISSION RELATING TO THE INDUSTRIA CENTRE ALLOCATION AREA, MAGNA ALLOCATION AREA, AND PRL ALLOCATION AREA, AND RELATED MATTERS
RESOLUTION NO. 2019-006

Remained tabled

APPOINTMENT

MOTION: Commissioner King made a motion to appoint Dr. Leland Wilhoite to Muncie Visitor's Bureau. Two year term ending 12/31/20.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner King, President Riggan

APPROVAL OF MINUTES

MOTION: Commissioner King made a motion to approve March 4, 2019 minutes.

SECOND: Commissioner Riggan

YEAS: Commissioner Henry, Commissioner King, President Riggan

MOTION: Commissioner King made a motion to approve March 11, 2019 Special meeting minutes.

SECOND: Commissioner Riggan

YEAS: Commissioner Henry, Commissioner King, President Riggan

PRESENTATIONS TO COMMISSIONERS

Reverend Royce Mitchell introduced Mr. Bob Keck and Mr. Brian Rogers from Muncie Alliance for the Prevention of Substance Abuse (MAPA). MAPA is asking the Commissioners to donate properties to the group.

MOTION: Commissioner Henry made a motion to table any decision regarding parcels until further review.

SECOND: Commissioner King

YEAS: Commissioner Henry, Commissioner King, President Riggan

Presentation available at the Auditors Office

CONTRACTS OR AGREEMENTS FOR APPROVAL

Mr. John Brooke, Delaware County Attorney, presented Joint Interlocal Cooperation Agreement, the purpose of the agreement is to promote the development of industrial sites within Delaware County. This is for the trail project. After a public hearing, this was approved by Redevelopment Commission.

MOTION: Commissioner King made a motion to approve Joint Interlocal Cooperation Agreement.

SECOND: Commissioner Henry

YEAS: Commissioner Henry, Commissioner King, President Riggins

ORIGINAL

JOINT INTERLOCAL COOPERATION AGREEMENT

This JOINT INTERLOCAL COOPERATION AGREEMENT ("Agreement"), made and entered into as of the 14th day of March, 2019, between DELAWARE COUNTY, INDIANA, an Indiana political subdivision (the "County"), by and through its Board of Commissioners, the executive and legislative body of the County (the "Board of Commissioners"), and the DELAWARE COUNTY ADVISORY COMMISSION ON INDUSTRIAL DEVELOPMENT, a body organized and existing pursuant to Indiana Code 36-7-13, as amended (the "Advisory Commission"),

WITNESSETH:

WHEREAS, the Advisory Commission has previously established the ABB Community Revitalization Enhancement District (the "ABB District") and the Delphi Community Revitalization Enhancement District (the "Delphi District" and, together with the ABB District, the "Districts"), each pursuant to Indiana Code 36-7-13, as amended (the "Act"), and created an Industrial Development Fund for the ABB District (the "ABB Industrial Development Fund") and an Industrial Development Fund for the Delphi District (the "Delphi Industrial Development Fund" and, together with the Delphi Industrial Development Fund, the "Industrial Development Funds"); and

WHEREAS, on March 14, 2019, the Advisory Commission adopted a Resolution (the "Pledge Resolution"), for the purpose of, among other things, pledging certain incremental state gross retail and use taxes and incremental state and local income taxes (as described in Sections 2.6 and 3.4 of the Act) generated within the Districts (the "CRED Revenues") to the payment of the principal of and interest on the Delaware County, Indiana, Redevelopment District Revenue Bonds, Series 2019 (Trail Project) (the "Bonds"); and

WHEREAS, on March 4, 2019, the Board of Commissioners adopted a Resolution for the purpose of approving of the pledge tax increment revenues (the "TIF Revenues") from the Industria Centre Economic Development Area (the "Economic Development Area") and, within such Economic Development Area, a tax increment financing allocation areas designated as the "Magna Allocation Area", the "Industria Centre Allocation Area" and the "PRL Allocation Area" (collectively, the "Allocation Area") and of the CRED Revenues to the payment of the Bonds; and

WHEREAS, Section 21 of the Act authorizes the Advisory Commission and the Board of Commissioners, as the legislative body of the County, to enter into a written agreement to jointly undertake economic development projects, pursuant to which the Advisory Commission is permitted to pledge any of its revenues to the bonds or lease rental obligations of the County under Indiana Code 5-1-14-4; and

WHEREAS, on _____, 2019, the County issued the Bonds, in the aggregate principal amount of _____ Dollars (\$_____), the proceeds of which are to be applied to the costs of certain local public improvements and related costs (collectively, the "Project"), to be located within the Districts; and

WHEREAS, the parties hereto desire to enter into this Agreement pursuant to Section 21 of the Act, thereby permitting the pledge of the CRED Revenues and the TIF Revenues to the payment of the Bonds;

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, the parties hereto agree as follows:

Section 1. The purpose of this Agreement is to promote the development of industrial sites within the County and the Districts.

Section 2. This Agreement shall commence on the date of original issuance of the Bonds and shall expire on the earlier of (i) _____, 20__ or (ii) the date of defeasance of the Bonds.

Section 3. In order to further economic development in the County and for the purposes described in Section 1 hereof, the Advisory Commission hereby pledges the CRED Revenues, to the extent available, to the payment of the principal of and interest on the Bonds, pursuant to and subject to the terms and conditions of the Pledge Resolution and Section 4 hereof. The Pledge Resolution is attached to this Agreement as Exhibit A, and the terms and conditions of the Pledge Resolution shall be deemed to be a part of this Agreement as if set forth herein.

Section 4. The principal of and interest on the Bonds shall first be payable from the Redevelopment Commission's pledge of TIF Revenues. To the extent the pledged TIF revenues are insufficient to cover the debt service of the Bonds, the pledged CRED Revenues shall be deposited in the Industrial Development Funds for the payment of principal of and interest on the Bonds. The Redevelopment Commission shall notify the Auditor of Delaware County no later than ten (10) days prior to any Bond payment requiring CRED Revenues. This Section 4 shall be deemed to satisfy the requirements of Sections 22(3), (4) and (5) of the Act.

Section 5. This Agreement shall be construed in accordance with and governed by the laws of the State of Indiana.

Section 6. This Agreement shall inure to the benefit of and shall be binding in accordance with its terms upon the Advisory Commission and the County and their respective permitted assigns and shall not be amended in any material respect without the prior written agreement of the parties in interest hereto, including the holder or holders of the Bonds.

Section 7. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

Section 8. If any provision of this Agreement is determined by a judicial or administrative authority to be invalid or unenforceable, such determination shall not affect any other provision, covenant, obligation or agreement contained in this Agreement, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein.

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IN WITNESS WHEREOF, the County and the Advisory Commission have caused this Agreement to be duly executed in their respective names, all as of the date hereinbefore written.

DELAWARE COUNTY, INDIANA

By: Its Board of Commissioners

By: Sherry Rigg
Sherry Rigg

By: Shannon Henry
Shannon Henry

By: James King
James King

ATTEST:

Steve Craycraft
Steve Craycraft, Auditor

DELAWARE COUNTY ADVISORY
COMMISSION ON INDUSTRIAL
DEVELOPMENT

By: _____
President

ATTEST:

Vice President

19960782.2

EXHIBIT A

Pledge Resolution adopted by Advisory Commission

19960782.2

ORDINANCES FOR SECOND READING

Ms. Marta Moody, Plan Commission Director, presented Ordinance 2019-011, Being an Ordinance to Amend the Delaware County. The Muncie Metropolitan Plan Commission unfavorably recommended the amendment by 5-1.

Mr. William Hughes, Beasley Gilkison, represented Muncie First Church of Nazarene rezoning request. This is under 6 acres, the request is to rezone western portion of R-1 Residence Zone to zone classification to BV Variety Business Zone.

**COMPREHENSIVE ZONING ORDINANCE
SECOND READING
ORDINANCE 2019-011**

MOTION: Commissioner Henry made a motion to approve Ordinance 2019-011, Being an Ordinance to Amend the Delaware County Comprehensive Zoning Ordinance.

SECOND: Commissioner King

YEAS: Commissioner Henry, Commissioner King

NAYES: President Riggins

Six citizens attended the meeting to oppose the rezoning.

Commissioner King shared his concern and said that he also would not want access onto North Burgess Road. Commissioners King personally understood/understands the loss of losing his childhood home, however homes are not being taken away but it is a progress of growth.

Mr. Hughes said until the agreement is finalized with Meijer, nothing will take place. INDOT has agreed that there will be no access to 332, Benton Road and North Burgess Road.

Ordinance 2019-011 available at www.co.delaware.in.us

RESOLUTIONS FOR APPROVAL

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF DELAWARE, IN
APPROVING THE PLEDGE OF CERTAIN REVENUES GENERATED WITHIN THE ABB
COMMUNITY REVITALIZATION ENHANCEMENT DISTRICT AND THE DELPHI COMMUNITY
REVITALIZATION ENHANCEMENT DISTRICT, AND RELATED MATTERS**

Resolution 2019-008

Mr. Brooke said Resolution 2019-008, had been adopted by Redevelopment Commission and is in conjunction with the interlocal agreement approved for the trail project.

MOTION: Commissioner King made a motion to approve Resolution 2019-008, Resolution of the Board of Commissioners, in Approving the Pledge of Certain Revenues Generated within the ABB Community Revitalization Enhancement District and the Delphi Community Revitalization Enhance District.

SECOND: Commissioner Henry made a motion to approve 2019-008 A

YEAS: Commissioner Henry, Commission King, President Riggin

ORIGINAL

RESOLUTION NO. 2019-008

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COUNTY OF
DELAWARE, INDIANA, APPROVING THE PLEDGE OF CERTAIN REVENUES
GENERATED WITHIN THE ABB COMMUNITY REVITALIZATION
ENHANCEMENT DISTRICT AND THE DELPHI COMMUNITY REVITALIZATION
ENHANCEMENT DISTRICT, AND RELATED MATTERS**

WHEREAS, the Delaware County Redevelopment Commission (the "Redevelopment Commission") proposes to finance the costs of certain local public improvements (the "Project") in or serving the Industria Centre Economic Development Area (the "Economic Development Area") and, within such Economic Development Area, a tax increment financing allocation areas designated as the "Magna Allocation Area", the "Industria Centre Allocation Area" and the "PRL Allocation Area" (collectively, the "Allocation Area"); and

WHEREAS, the Redevelopment Commission may choose to finance the costs of the Project through the issuance of its redevelopment district revenue bonds in the maximum aggregate principal amount of \$4,250,000 (the "Bonds"); and

WHEREAS, the Redevelopment Commission proposes to finance the Project and/or secure the Bonds solely from tax increment revenues from the Allocation Area (the "TIF Revenues"), and from certain incremental state gross retail and use taxes and incremental state and local income taxes (as described in Indiana Code 36-7-13-2.6 and -3.4, as amended) generated within the ABB Community Revitalization Enhancement District and the Delphi Community Revitalization Enhancement District (the "CRED Revenues"); and

WHEREAS, to facilitate the pledge by the Redevelopment Commission of the CRED Revenues to the costs of the Project and/or payment of principal and interest on the Bonds, the Board of Commissioners has determined that it is desirable to enter a Joint Interlocal Cooperation Agreement (the "Interlocal Agreement") with the Delaware County Advisory Commission on Industrial Development (the "Commission") at the time the Redevelopment Commission issues the Bonds, substantially in the form of Exhibit A hereto, for the purpose of meeting the requirements of Indiana Code 36-7-13-21, as amended, to permit the pledge of CRED Revenues to the costs of the Project and/or the payment of the principal and interest on the Bonds;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Delaware, Indiana, as follows:

1. The Board of Commissioners hereby approves the issuance of the Bonds by the Redevelopment Commission.
2. The pledge by the Redevelopment Commission of the CRED Revenues to the costs of the Project and/or payment of principal and interest on the Bonds (together with the TIF Revenues) is hereby approved.


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3. The Board of Commissioners hereby approves the Interlocal Agreement in substantially the form set forth in Exhibit A, with such changes as the proper officers of the County shall approve, such approval to be evidenced by their execution thereof.

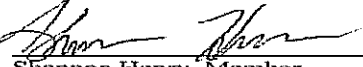
4. This Resolution shall be in full force and effect from and after its passage by the Board of Commissioners as required by law.

DULY PASSED on this 18th day of March, 2019, by the Board of Commissioners.


BOARD OF COMMISSIONERS OF THE
COUNTY OF DELAWARE, INDIANA



Sherry Riggie, Member




Shannon Henry, Member



James King, Member

ATTEST:



Steve Craycraft, Auditor

19960611.2

EXHIBIT A

Form of Joint Interlocal Cooperation Agreement

19960611.2

DEPARTMENT HEADS

Ms. Molly Hunt, County Extension Director, presented the month impact report (see below).



Purdue Extension Delaware County
100 West Main Street #202
Muncie, IN 47305
Phone: 765.747.7732

Monthly Impact Report

Molly Hunt: County Extension Director & Health and Human Services Educator

- Extension Homemakers raised funds at the 2019 Farm Fest to support scholarships for youth and adults in Delaware County
- 49 adults were trained in Mental Health First Aid. Participants learned potentially lifesaving techniques to assist those in need during specific mental health crisis- 24 out of the 49 participants were from the Delaware County law enforcement community
- 137 Head Start employees received nutrition, meal planning, and health education

Chelsie Jaramillo: Community Wellness Coordinator

- Albany Farmer's Market approved to accept SNAP and WIC/SFMNP
- Awarded Growing Together Grant for Selma Elementary School donation and education garden
- Henry Gets Moving program accepted into Muncie Community Schools for first grade nutrition education and physical activity

Carol Pierson: Nutrition Education Program Assistant

- Started Henry Gets Moving program with Ball State University
- Youth educational development with Eaton Elementary via the CATCH Program (Coordinated Approach To Child Health)
- Worked with the WIC: Women-Infants-Children group educating them on developing healthy plates and healthy meal plans

Joel Brumley: 4-H Youth Educator

- 4-H enrollments continue to come in with the current count at 440 members (The system remains open for youths to enroll even though the official enrollment period has passed.)
- West View Elementary has started a new 4-H Club and presently has 10 youths enrolled. They have been meeting every Monday after school since the kick-off for the 4-H year.
- On Thursdays in January, 4-H Tinkering Workshops were held in the Purdue Polytechnic Room at Madjax Makerspace. Youth experiment and learn about electronics, robotics, and more.

Mark Carter: ANR Educator

- We trained 30 people in the safe and proper use of Dicamba: a restricted use pesticide which requires special training sessions for anyone wanting to use it in spring burn down or post emergent applications
- We are continuing to build relationships with the iNfield Advantage program through Indiana Soybean Alliance bringing technology to producers by means of aerial imagery
- Finalizing plans with four producers in the county for on-farm research relating to the use of sulfur in soybeans and corn

Laurynn Thieme: ANR Educator

- We held the first of a series of 5 Gardening 101 courses in conjunction with Urban Light CDC to provide basic garden education for 12 community members planning to help with community gardens in the Muncie area
- Continued to design and plan for a statewide urban agriculture program that will assist Extension Educators with developing sustainable community gardens which will be utilized in Delaware County
- Finalized plans to hold a Master Naturalist workshop with Ball State University and Red-tail Land Conservancy for 25 students

Mr. Rick Spangler, Clerk, presented the final list for May and November 2019 polling locations.
 MOTION: Commissioner King made a motion to approve May and November 2019 polling locations.
 SECOND: Commissioner Henry
 YEAS: Commissioner Henry, Commission King, President Riggin


POLLING LOCATIONS for PRIMARY & GENERAL ELECTION
 May 7th & November 5th 2019

ORIGINAL

Precinct	Company	Address	City	Machines
1	Gillespie Towers	701 W Jackson St	Muncie	5
2	Lutheran Church of the Cross	4401 N Wheeling Ave	Muncie	3
3, 34 & 58	Westminster Presbyterian Church	2801 W Riverside	Muncie	5
4 & 42	Sugarbush Apartments	3601 Chadam Lane	Muncie	3
5, 14 & 23	Forest Park Senior Citizens Center	2517 W 8 th St	Muncie	6
6	Holy Trinity Lutheran Church	900 W White River Blvd	Muncie	3
7	Muncie Central High School	801 N Walnut St	Muncie	3
8 & 10	Oakwood Building Formerly Anthony Administration Building	2501 N Oakwood Ave	Muncie	5
9	Southside Middle School	1601 E 26 th St	Muncie	4
11	East Washington Academy	1000 E Washington St	Muncie	3
12	Roy C Buley Recreation Center	1111 N Penn St	Muncie	3
13	Southview Elementary School	2100 S Franklin St	Muncie	4
15	Garland E Ross Recreation Center	1110 W 10 th St	Muncie	3
18	Longfellow Elementary School	1900 E Centennial Ave	Muncie	3
19	Boys and Girls Club	1701 S Madison St	Muncie	3
20	Price Hall	704 S Madison St	Muncie	3
22	Grissom Memorial Elementary School	3201 S Macedonia Ave	Muncie	4
25 & 26	First Presbyterian Church	1400 W Riverside	Muncie	5
27	Delaware County Fairgrounds	1210 N Wheeling Ave	Muncie	3
28	Riverview Church of the Nazarene	2608 E. Willard	Muncie	4
29	Mansfield Park Lodge	2801 S Eaton Ave	Muncie	5
33 & 81	First Brethren Church	101 S Morrison Rd	Muncie	4

35	Gethsemane United Methodist Church	1201 W McGalliard Rd	Muncie	4
36 & 50	Northside Church of God	1505 N. Tillotson	Muncie	5
38	West View Elementary School	3401 W Gilbert St	Muncie	3
39 & 92	Farm Bureau Insurance Conference Room	6100 N SR 67	Muncie	3
40	North View Elementary School	807 W Yale Ave	Muncie	3
45 & 47	Northside Church of the Nazarene	3801 N Wheeling Ave	Muncie	5
46	TRC – Head Start	3900 E Wysor St	Muncie	4
48	Union Chapel Ministries	4622 N. Broadway	Muncie	3
74	University Christian Church	2400 N. Nebo	Muncie	3
				<u>119</u>
EATON				
61, 77 & 91	Eaton Community Building	600 E. Harris	Eaton	5
GASTON				
57	Gaston United Methodist Church	105 N. Main	Gaston	3
				<u>127</u>

The above locations have all been approved as voting sites for the Primary Election to be held on Tuesday, May 7, 2019.

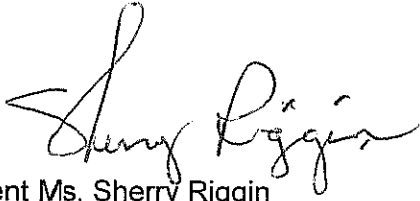

 Sherry Riggins, President

SR/jh

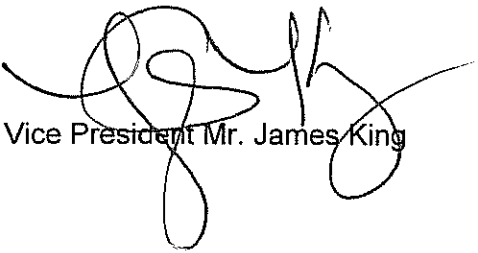
 Auditor

RECESS

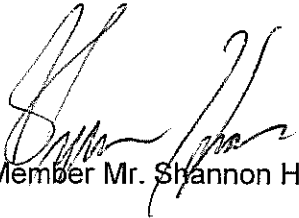
MOTION: Commissioner King made a motion to recess until April 1, 2019.
 SECOND: Commissioner Henry
 YEAS: Commissioner Henry, Commissioner King, President Riggins
 To view Commissioners meeting-<https://youtu.be/f-mjbiH15H0>



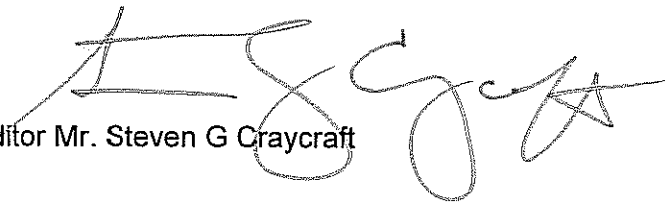
President Ms. Sherry Riggin



Vice President Mr. James King



Member Mr. Shannon Henry



Auditor Mr. Steven G Craycraft