

# **TOWN OF DANVILLE**

**Danville Redevelopment Commission  
December 11, 2024  
5:30 PM**

## **AGENDA**

- I. Call to Order**
  - Pledge of Allegiance
  - Establish Quorum
  - Approve Minutes
- II. Old Business: None**
- III. New Business: None**
- IV. Invoices: None**
- V. Items for Discussion:**
  - RFQ - Economic Development Services
  - 2025 Redevelopment Commission Goals
  - RDC Property Appraisal
  - Proposed Southeast Annexations
- VI. Report of Officers, Committees and Staff**
- VII. Adjourn**

**Next Meeting:  
January 8, 2025**

**DANVILLE REDEVELOPMENT COMMISSION  
DANVILLE TOWN COUNCIL RETREAT  
November 1st, 2024  
8:30 AM**

RDC Members Present: Ben Comer, Tracey Shafer, Brad Legan, Matt Steward, David Winters,  
David Glover  
Council Members Present: Michael Chatham, Dave Potter, Bret Doub, and Greg Irby  
Staff Present: Lesa Ternet, Mark Morgan, Will Lacy, Carrie Lofton  
Guests: Heidi Amspauh, Baker Tilly, Municipal Advisor and Adam Steuerwald,  
Barnes & Thornburg, Legal Counsel

A quorum was established, the retreat with the Town Council at the Blanton House was called to order by B. Comer.

**Agenda Items:**

Economic Development Vision and Goals

- a. Roles, Responsibilities and Capabilities of Indiana Redevelopment Commissions – Barnes and Thornburg (Adam Steuerwald)
- b. Current Status of Fund Accounts and Projected Revenues Review – Ben Comer and Lesa Ternet
- c. Current Project Commitments and Proposed Expenditure Requests from Town of Danville Review – Ben Comer and Lesa Ternet
- d. Current Revenue Challenges in Danville – Dave Potter and Matt Steward
- e. Real Estate Availability – Matt Steward
- f. Visioning for the Future – RDC Members and Town Council Members

There being no further business, the retreat was adjourned at 12:41 PM.

---

Ben Comer, President

---

Brad Legan, Secretary

**DANVILLE REDEVELOPMENT COMMISSION MINUTES**  
**November 13<sup>th</sup>, 2024**  
**5:30 PM**

Members Present: Ben Comer, Tracey Shafer, Brad Legan, Matt Steward, David Winters, David Glover  
Members Absent: None  
Staff Present: Lesa Ternet, Brittany Mays  
Guests: Kevin Tussey  
Legal: Adam Steuerwald

A quorum was established, and the meeting was called to order by B. Comer.

B. Comer made a statement that on page 2 of September 11<sup>th</sup>, 2024, minutes there was a correction needed to be made. He stated the Town Council allotment of \$40,000 was voted incorrectly. The actual vote was 3-1, with D. Winter being the one to vote Nay. D. Glover made a motion to approve September 11<sup>th</sup>, 2024, minutes with the corrections made. D. Winter seconded the motion. Motion carried 5-0.

**Old Business:** None

**New Business:**

- **RDC Spending Plan**

B. Comer states the Commission has asked Baker Tilly to provide the RDC Spending Plan. M. Steward made a motion to approve the 2025 Spending Plan as submitted. B. Legan seconded the motion. Motion carried 5-0.

- **TIF Incentive Application Process**

B. Comer stated this is an application that was prepared by legal counsel that will be provided to potential applicants seeking a TIF incentive. M. Steward stated once L. Ternet received an application, she would reach out to B. Comer, who would then review the application and determine if the applicant should appear before the Commission for a formal request. B. Comer confirmed this process and stated the review team would consist of himself, L. Ternet, and A. Steuerwald. D. Winters made a motion to approve. D. Glover seconded the motion. Motion carried 5-0.

**Invoices:** None

**Items for Discussion:** None

**Report of Officers, Committees, and Staff:**

L. Ternet stated she had started the process of sending out letters to property owners in the southeast quadrant of Town to see if there would be any interest in annexing.

B. Comer stated he would like to make 2025 RDC goals an agenda Item for next month's meeting.

There being no further business, the meeting was adjourned at 5:42 PM.

---

Ben Comer, President

---

Brad Legan, Secretary

## **REDEVELOPMENT COMMISSION BRIEFING DECEMBER 11, 2024**

### **DISCUSSION**

This month's agenda only includes discussion items. For your review, I have attached a sample letter that was prepared a few years ago regarding super voluntary annexation for property owners in the southeast area of Danville. Additionally, I have included a map and a list of the property owners who will receive the letter.

A copy of the meeting schedule for next year is included in the packet for your convenience.

If you have not submitted an application to serve on the RDC next year you must do so to be considered for appointment.

# TOWN OF DANVILLE

Date

Dear Landowner:

The Town of Danville has identified your property as being located in an area for future economic development. The area situated between Gordon Graham Field (airport) and Waste Management (landfill) is a high priority area for the Town to assist in attracting new business, which will create jobs and expand the tax base. The Town's public utilities will be needed to support economic development in this area, and the Town will be planning to expand its utility services for these purposes.

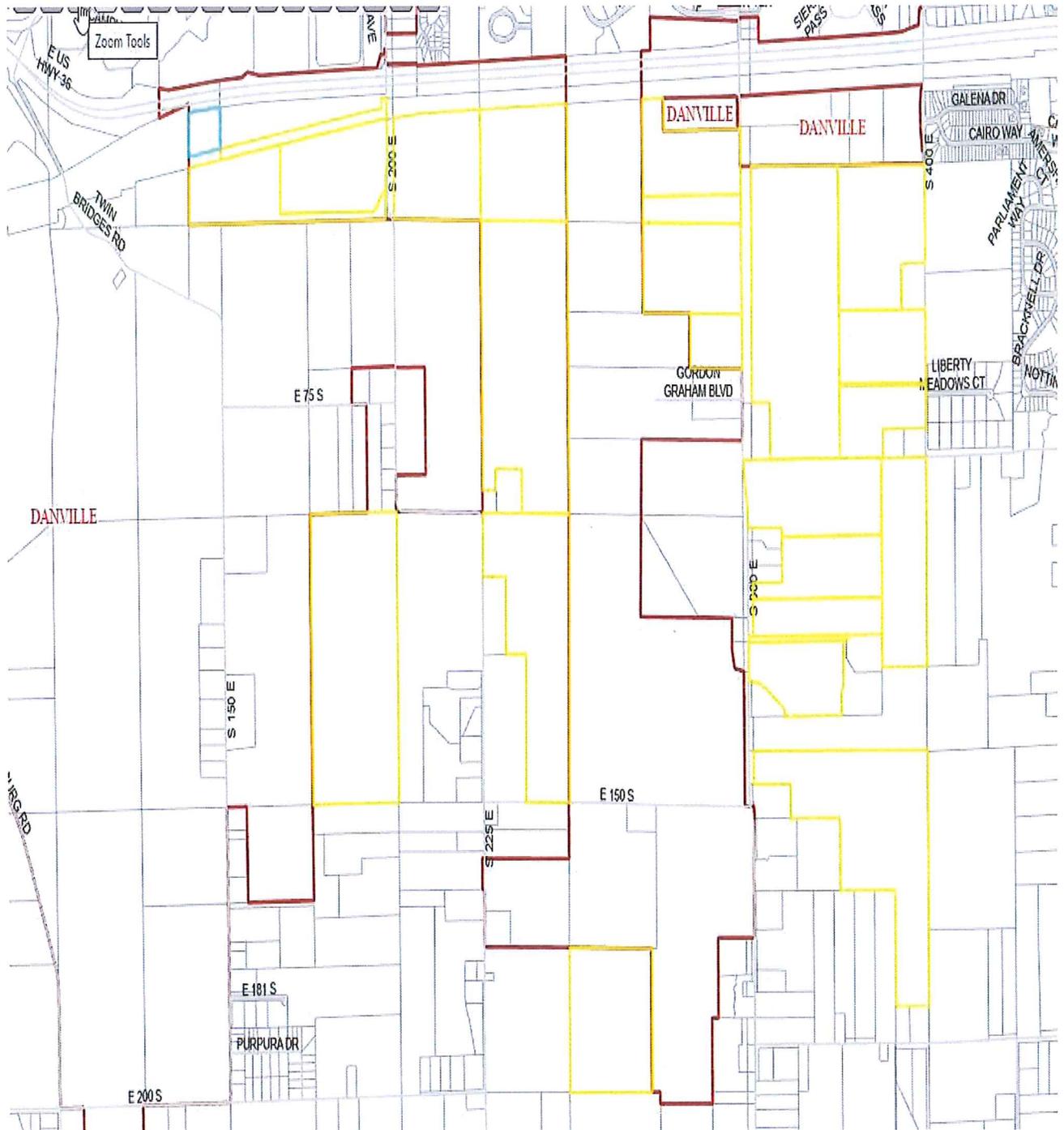
You are receiving this letter because you own real estate in the target area. It is the Town's desire to protect the possibility of future annexations by other municipalities as well as to promote and encourage economic development. We ask you to consider filing a petition for a Super-Voluntary Annexation petition to become part the Town. Some landowners in your area have already annexed. Given the location of your property, and the services that will be required for future development, it would seem logical to be included in the corporate limits of Danville.

It is not the intent of the Town to change your zoning status, tax status, or use of your property until time of development. Further, your annexation into Town would be strictly voluntary, and if you are not interested, you do not have to participate. If you do annex, the Town will work with you to keep your property taxes at the Township rate, until time of development. We see this as a win-win and would be happy to discuss the benefits with you.

Feel free to contact me to discuss further and answer any questions you may have regarding the annexation process.

Sincerely,

Mark Morgan  
Town Manager



BANYAN REALTY GROUP LLC  
8227 BRADFIELD RD  
Zionsville, IN 46077

C & R Farms Inc  
1002 S County Road 225 E  
Danville, IN 46122

C & R Farms Inc  
1002 S COUNTY ROAD 225 E  
Danville, IN 46122

CUMBERLAND AVON LLC  
C/O GREENCYCLE  
400 CENTRAL AVE STE 115  
NORTHFIELD, IL 60093

DANFORTH DEVELOPMENT LLC  
3000 E COUNTY ROAD 350 S  
Danville, IN 46122

DOUBLE E FARMS INC  
688 S COUNTY ROAD 300 E  
Danville, IN 46122

Double E Farms Inc  
688 S County Road 300 E  
Danville, IN 46122

Edmondson Kenneth W & Barbara  
688 S County Road 300 E  
Danville, IN 46122

GREGORY JAMES F SR & LAURA A H/W  
1255 S COUNTY ROAD 300 E  
Danville, IN 46122

Hider John N Living Trust 1/2 Int Hider San  
1816 S COUNTY ROAD 225 E  
Danville, IN 46122

Irving Materials Inc  
8032 N State Road 9  
Greenfield, IN 46140

LEDGERWOOD DOUGLAS E & BAYLISS  
512 S COUNTY ROAD 300 E  
Danville, IN 46122

LEDGERWOOD DOUGLAS E  
512 S COUNTY ROAD 300 E  
Danville, IN 46122

MPE LAND & CATTLE LLC  
107 BRAZOS DR  
Danville, IN 46122

PICKETT JOSEPH A & LISA A H/W  
964 S COUNTY ROAD 400 E  
Avon, IN 46123

RIETH RILEY CONSTRUCTION CO INC  
PO BOX 477  
Goshen, IN 46527

SCHWARTZ BRUCE & KIMBERLY ANN H  
1317 S COUNTY ROAD 300 E  
DANVILLE, IN 46122

TROUT JOSEPH E REVOCABLE LIVING  
433 N COUNTY ROAD 625 E  
Avon, IN 46123



**2025 REDEVELOPMENT COMMISSION  
MEETING SCHEDULE**

**January 8, 2025**

**February 12, 2025**

**March 12, 2025**

**April 9, 2025**

**May 14, 2025**

**June 11, 2025**

**July 9, 2025**

**August 13, 2025**

**September 10, 2025**

**October 8, 2025**

**November 12, 2025**

**December 10, 2025**

The Redevelopment Commission meets in the Council Meeting Room at 5:30 PM