

**DANVILLE REDEVELOPMENT COMMISSION MINUTES**  
**December 11<sup>th</sup>, 2024**  
**5:30 PM**

Members Present: Ben Comer, Tracey Shafer, Brad Legan, Matt Steward, David Glover  
Members Absent: David Winters  
Staff Present: Lesa Ternet, Brittany Mays, Barry Lofton  
Guests: Nan Martin, David Potter, Michael Chatham  
Legal: None

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

D. Glover made a motion to approve November 13<sup>th</sup>, 2024, minutes. M. Steward seconded the motion. Motion carried 4-0.

M. Steward made a motion to approve November 1<sup>st</sup>, 2024, minutes from the RDC retreat. D. Glover seconded the motion. Motion carried 4-0.

**Old Business:** None

**New Business:** None

**Invoices:** None

**Items for Discussion:**

- **RFQ – Economic Development Services**

M. Steward stated the RDC is on pace to review the RFQ – Economic Development Services in the January meeting. He continued to state he has reached out to five to six Economic Development professionals, and he has three proposals he's trying to work into a draft for consideration by the Commission.

- **2025 Redevelopment Commission Goals**

B. Comer stated D. Winters submitted a list of 2025 goals via email since he was absent from the meeting. T. Shafer stated he would like to encourage light industrial opportunities on the Southeast side of Town. He also stated he would like to continue with improvements, particularly on the East side of Town on US 36 as it was the Gateway into Town. T. Shafer stated he would like to see improvements to the parking around the Downtown Square area. T. Shafer also stated he would like to continue to have regular financial information at each of the Redevelopment Commission meetings. B. Legan stated he would like to see if there were opportunities to increase the TIF areas. He also suggested placing signs on available lots in an effort to attract interest. D. Glover stated he believed the Commission should create a strategic plan for the development of the property located at Tennessee and Main. M. Steward stated he agreed with D. Glover on getting a strategic plan for that property. M. Steward suggested the Commission should have specific time goals, along with a prioritization of their goals. M. Steward also stated he believed continuing better relationships/partnerships with the County and Hendricks Regional would benefit the Town. M. Steward stated he would like to see walkability throughout the Town, specifically across White Lick Creek. In addition, he would like to investigate Payment in Liew of Taxes (PILOT). B. Comer stated the only goal he would add was to continue promoting development of the future industrial

park on the southeast quadrant of Danville by getting the infrastructure in place. He continued to state he believed getting a development contractor will help with the Downtown vacancies.

- **RDC Property Appraisal**

L. Ternet stated that in the past there have been discussions about getting the property at Tennessee and Main appraised to know the value of the property. L. Ternet asked the RDC if they would like her to move forward with getting an appraisal. B. Comer stated he believed it would be better to hold off on the appraisal until a project was proposed. The Commission members agreed.

- **Proposed Southeast Annexations**

L. Ternet stated in the packet given to the Commission was a draft of a letter that could be sent to the landowners on the Southeast quadrant of Town to see if there would be interest in annexation. She continued to state she had a conversation with D. Potter, and he believed the Town should have in person discussions with those landowners. B. Comer stated he is not opposed to reaching out to landowners for in-person discussions. He continued to state he would like to set an executive session in the first quarter of 2025 to further discuss the annexation map and the next steps in contacting the landowners. B. Comer asked L. Ternet for a date the Commission could do an executive session before their regularly scheduled meeting. L. Ternet stated the next meeting was January 8<sup>th</sup>, and the Commission could hold an executive session that day.

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

M. Steward stated he had conversations with D. Potter regarding Mr. Eaton's property, and there is interest in developing that property as early as next year. M. Steward also stated he has spoken with some individuals involved with the hospital at the board level, and the CEO would like to have a discussion with the Redevelopment Commission to build stronger relationships with the newer leadership of Hendricks County Regional Health. He stated the property to the West of the hospital might be a good opportunity to partner with Hendricks County Regional Health.

L. Ternet stated she received an invoice from Baker Tilly after the packets went out to the Commission. She stated the invoice is \$16,000, and she will email it to everyone on the Commission for approval.

There being no further business, the meeting was adjourned at 6:04 PM.



Ben Comer, President



Brad Legan, Secretary

David Glover,