

**Avilla Redevelopment Commission**  
**Minutes – April 14, 2022**

Members in Attendance: Todd Carteaux, Kurt Kline, Josh Harper, Josh Lash and Brent Durbin.

Also in attendance: Tena Woenker, \*\*See Attached Attendance List\*\*

Ross Freeman was unable to attend.

Carteaux called the meeting to order at 5:32 pm.

Carteaux asked if there were questions about minutes of the March 24, 2022 meeting. No questions about the minutes. Lash made a motion to approve the March 24 minutes, Kurt Kline seconded, passed 4-0.

Woenker presented the year-to-date financial report. Kline made the motion to pass the financial report, Harper seconded, motion passed 4-0.

Public Hearing on Declaratory Resolution 2022-01:

Woenker explained to the public how the TIF District works regarding capturing the change in assessed value of industrial/commercial properties and being able to reinvest that back into the community. Woenker explained the identification of properties in the resolution is for the purpose of the Redevelopment Commission to be able to purchase the properties in the future if they were to be placed on the market.

Harper explained that property taxes are not increasing on the property, but the tax allocations will be changed.

Lash explained to the public how TIF funds have already been used on the town streetscapes as well as subsidizing current sewer rates. Woenker clarified that the Redevelopment Commission pays the bond payment on recent improvements.

Harper also mentioned the funds go towards commercial façade grants to improve buildings in the TIF district.

Public Hearing was called to order by Carteaux and the floor opened for questions/comments from the public.

Citizen asked if his property is identified on the list is he under obligation to sell to the Town? Carteaux answered no, this just give the property owner another potential buyer.

Citizen commented that in the letter it says in order for the Commission to buy the property they would have to have two appraisals. Woenker responded that the Town would get two appraisals and offer the average of the two. Redevelopment has a little room to negotiate after that. Also appraisals are at Redevelopment's expense.

Dan Brinkerhoff mentioned that he has never seen the RDC use condemnation to take a property. Woenker added that the RDC is not allowed to use eminent domain for redevelopment purposes.

Citizen asked for clarification of where the property taxes would go. Harper said they would go from the county as it is now, then distributed back to the Town of Avilla and other tax entities.

Citizen asked what the TIF funds are typically used for. Lash responded that they are typically used for infrastructure.

Citizen asked if sidewalks would be installed by Fourth Street. Carteaux mentioned that is more Public Works and not Redevelopment. Woenker responded that it is not in the current plan. Once the area is officially in the TIF district, Redevelopment would be able to contribute something to a project like that.

Carteaux ended the public hearing of resolution 2022-01.

Woenker distributed the findings of fact. The commission reviewed the findings.

Resolution 2022-01 brought to the floor for adoption. Harper motioned to adopt Resolution 2022-01, Kline seconded. Motion approved 4-0.

**New Business:**

Solar Land presented two applications for tax abatement. Solar Land is building a new building in the new industrial park. They are moving from LaOtto to Avilla. Currently have six employees and will expand to nine at the new facility.

Carteaux recommended a ten-year tax abatement on the building and a five-year tax abatement on the equipment. Harper agreed.

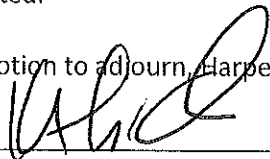
Harper motioned that resolution 22-03 be approved for ten years. Lash Seconded Motion approved 4-0.

Harper motioned that resolution 22-04 be approved for five years. Lash Seconded Motion approved 4-0.

**Old Business:**

Next Redevelopment Commission meeting is the Annual Meeting. The Noble County Public Library and East Noble School Corporation have been invited.

With no further business, Carteaux made a motion to adjourn. Harper seconded, motion passed 4-0. The meeting adjourned at 6:06 pm.

  
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by Kurt Kline, Secretary