

— The Santa Claus Redevelopment Commission met on May 9, 2022 at the Town Hall located at 90 N Holiday Blvd Santa Claus, In 47579. The meeting was called to order by President, Kevin Burke at 5:31 P.M.

Pledge of Allegiance

Present: Jason Little Patricia Vaal (arrived 5:35 P.M.), Michael Johannes, Kevin Burke & Seth Windell
Also, Present: Clerk-Treasurer Kelly Greulich, Town Attorney Kevin Patmore & Park Director Zach Tischendorf.

OPENING OF THE PUBLIC HEARING:

Kevin Patmore stated RESOLUTION 2022-04 A RESOLUTION OF THE TOWNOF SANTA CLAUS REDEVELOPMENT COMMISSION CONFIRMING RESOLUTION APPROVING AMENDMENT TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE AMUSEMENT AND COMMERCIAL ECONOMIC DEVELOPMENT AREA. Kevin Burke asked if there were any public comments, with no public comments Burke asked for a motion to close the public hearing.

Seth Windell made a motion to close the public hearing and Jason Little seconded the motion.

Ayes: All Nays: None Motion carried

Seth Windell made a motion to approve to RESOLUTION 2022-04 A RESOLUTION OF THE TOWNOF SANTA CLAUS REDEVELOPMENT COMMISSION CONFIRMING RESOLUTION APPROVING AMENDMENT TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE AMUSEMENT AND COMMERCIAL ECONOMIC DEVELOPMENT AREA and Michael Johannes seconded the motion.

Ayes: All Nays: None Motion carried

OPENING OF THE PUBLIC HEARING:

Kevin Burke opened the public hearing for RESOLUTION 2022-05 A RESOLUTION WHERE IT HAS BEEN DETERMINED THAT IT IS NECESSARY TO APPROPRIATE MORE MONEY THAN WAS ORIGINALLY BUDGETED IN THE FUND 474 TIF A & C IN THE AMOUNT OF \$ 85,000.00.

Kevin Burke asked if there were any public comments, with no public comments Burke asked for a motion to close the public hearing.

Seth Windell made a motion to close the public hearing and Jason Little seconded the motion.

Ayes: All Nays: None Motion carried

Seth Windell made a motion to approve to RESOLUTION 2022-05 A RESOLUTION WHERE IT HAS BEEN DETERMINED THAT IT IS NECESSARY TO APPROPRIATE MORE MONEY THAN WAS ORIGINALLY BUDGETED IN THE FUND 474 TIF A & C IN THE AMOUNT OF \$ 85,000.00 and Jason Little seconded the motion.

Ayes: All Nays: None Motion carried

Michael Johannes made a motion to approve the minutes from the March 14, 2022 meeting and Jason Little seconded the motion.

Ayes: All Nays: None Motion carried

— Seth Windell made a motion to approve the minutes from the April 11, 2022 meeting and Michael Johannes seconded the motion.

Ayes: All Nays: None Motion carried

05-09-2022 Redevelopment Commission Minutes

Russ Winkler was present on behalf of Holiday Foods & Groceries, Inc to make an offer on parcel # 74-05-04-400-018.000-005 in the Industrial Park. A discussion followed and Mr. Winkler has asked in his purchase agreement to have the property surveyed by the town to make sure the acreage is correct since there is a discrepancy on GIS, the purchase offer states the town will agree to a water and wastewater tap at no cost to the purchaser. The offer is good for 90 days.

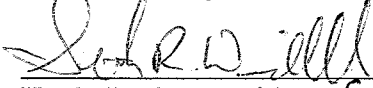
Seth Windell made amotion to accept the offer from Holiday Foods & Groceries, Inc pending the survey has the same amount of acreage that is in the offer and also to authorize Kevin Patmore to hire a surveyor to survey the parcel and Michael Johannes seconded the motion.

Ayes: All Nays: None Motion carried

Zach Tischendorf informed the board that he has spoken to Cave Quarries concerning the bid that was accepted in 2021 that since the work will not be completed for the parking lot until fall of this year the project will have to be rebid.

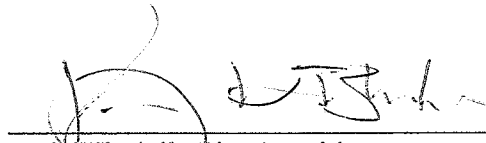
Seth Windell made a motion to adjourn the Redevelopment meeting at 5:52 p.m. and Michael Johannes seconded the motion.

Ayes: All Nays: None Motion carried



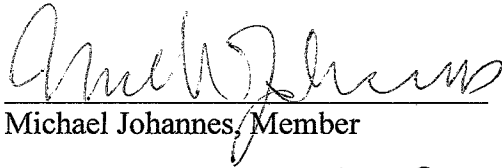
~~Kevin Burke, President~~

Seth Windell Vice - President

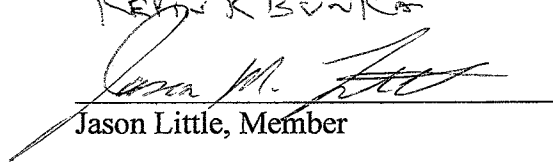


~~Seth Windell, Vice-President~~

Kevin K Burk



Michael Johannes, Member



Jason Little, Member



Patricia Vaal, Member

ATTEST:


Kelly K. Greulich, Clerk-Treasurer

RESOLUTION NO. 2022-04

RESOLUTION OF THE TOWN OF SANTA CLAUS REDEVELOPMENT COMMISSION CONFIRMING RESOLUTION APPROVING AMENDMENT TO THE DECLARATORY RESOLUTION AND DEVELOPMENT PLAN FOR THE AMUSEMENT AND COMMERCIAL ECONOMIC DEVELOPMENT AREA

WHEREAS, the Town of Santa Claus Redevelopment Commission (the "Commission"), as the governing body for the Town of Santa Claus Department of Redevelopment (the "Department"), has previously adopted a declaratory resolution (Resolution No. 2010-02) on February 17, 2010 (the "Original Declaratory Resolution") which was confirmed by the Commission on August 9, 2010 following a public hearing (i) establishing the Amusement and Commercial Economic Development Area (the "Economic Development Area") pursuant to Indiana Code 36-7-14, as amended (the "Act"), (ii) designating the entire Economic Development Area as an allocation area (the "Allocation Area") for purposes of Section 39 of the Act, and (iii) approving the development plan for the Economic Development Area (the "Plan"); and

WHEREAS, on March 14, 2022, the Commission approved and adopted Resolution No. 2022-03 (the "Amending Resolution") that amended the Original Declaratory Resolution and the Plan by (1) adding additional territory to the Allocation Area, and (2) adding the projects described in Exhibit A to the Amending Resolution as eligible projects under the Plan (the foregoing items (1) and (2), collectively, the "Amendments"); and

WHEREAS, on March 21, 2022, the Town of Santa Claus Plan Commission approved and adopted a resolution (the "Plan Commission Order") approving the Amending Resolution and the Amendments and determining that the Amending Resolution and the Amendments conform to the plan of development for the Town of Santa Claus (the "Town"); and

WHEREAS, pursuant to Section 16 of the Act, the Town Council of the Town on April 11, 2022, adopted a resolution approving the Amending Resolution, the Plan Commission Order and the Amendments; and

WHEREAS, pursuant to Section 17 of the Act, the Commission caused to be published a Notice of Public Hearing with respect to the Amending Resolution and filed a copy of said Notice in the offices of all departments, bodies or officers of the Town having to do with Town planning, variances from zoning ordinances, land use or the issuance of building permits; and

WHEREAS, pursuant to Section 17 of the Act, the Commission also filed with each taxing unit located wholly or partially within the Allocation Area a copy of the Notice of Public Hearing and a statement disclosing the impact of the area; and

WHEREAS, at the hearing held by the Commission on the 9th day of May, 2022, the Commission heard all persons interested in the proceedings and considered written remonstrances and objections, if any; and

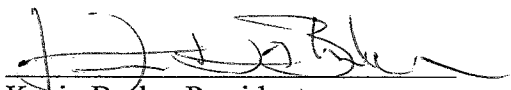
WHEREAS, the Commission now desires to take final action determining the public utility and benefit of the proposed development projects in the Amendments and confirming the Amending Resolution, in accordance with Section 17 of the Act.

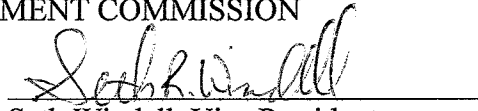
NOW, THEREFORE, BE IT RESOLVED by the Town of Santa Claus Redevelopment Commission, governing body of the Town of Santa Claus Department of Redevelopment, as follows:

1. After considering the evidence presented at the hearing on the 9th day of May, 2022, the Commission hereby confirms the findings and determinations, designations and approving and adopting actions contained in the Amending Resolution.
2. The Commission hereby finds and determines that it will be of public utility and benefit to proceed with its development plan, as modified by the Amending Resolution and the Amendments.
3. The Amending Resolution is hereby confirmed.
4. This Resolution constitutes final action, pursuant to Section 17(d) of the Act, by the Commission determining the public utility and benefit of the proposed projects in the Amendments and confirming the Amending Resolution.
5. The Secretary of the Commission is directed to record the final action taken by the Commission pursuant to the requirements of Section 17(d) of the Act.

Adopted the 9th day of May, 2022.

TOWN OF SANTA CLAUS REDEVELOPMENT COMMISSION


Kevin Burke, President


Seth Windell, Vice President


Michael Johannes, Member


Jason Little, Member


Patricia Vaal, Member

ATTEST:

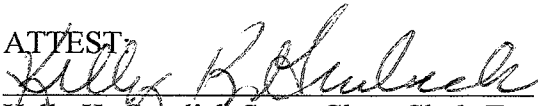

Kelly K. Greulich Santa Claus Clerk-Treasurer & Secretary of Redevelopment Commission

Exhibit A

Additional Eligible Projects Under the Economic Development Plan

1. Kaspar Drive Improvement Project
2. Fire Station Project
3. Westside Connector Project
4. IN 162 Tunnel/Widening/Trail Project
5. Kringle Place Street/Utility Extension Project
6. Eastside Improvement Project
7. Holiday Boulevard Improvement Project
8. Downtown Enhancement/Trail Project Phase 2
9. Santa Claus-Lincoln Discovery Trail Project
10. Emergency Shelter/Siren Project

RESOLUTION 2022-05

WHEREAS, it has been determined that it is necessary to appropriate more money than was originally appropriated in the TIF annual budget; now, therefore:


Sec. 1. Be it ordained (resolved) by the Redevelopment Commission of Santa Claus, Indiana Spencer County, that for the expenses of the taxing unit, the following additional sums of money are hereby appropriated out of the fund named below and for the purposes specified below, subject to laws governing the same:


Fund Name:

474 TIF A & C Allocation

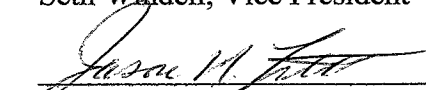
	AMOUNT REQUESTED	AMOUNT APPROVED
Capital Outlays	\$ 85,000.00	\$ 85,000.00
TOTAL 474 Fund:	\$ 85,000.00	\$ 85,000.00

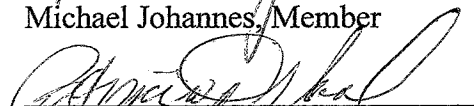
Approved and Adopted on this 9th day of May, 2022 by the Santa Claus Redevelopment Commission.


Kevin Burke, President


Seth Windell, Vice President


Michael Johannes, Member


Jason Little, Member


Patricia Vaal, Member

ATTEST:


Kelly K. Greulich Santa Claus Clerk-Treasurer & Secretary of Redevelopment Commission