

## **Albion Redevelopment Commission Regular Meeting Minutes – November 16, 2005 - page one of two**

**CALL TO ORDER:** The Albion Redevelopment Commission held their regular meeting at 7:00 p.m. on Wednesday, November 16, 2005 in the Albion Police Department Training Room, 124 S Orange Street.

**ATTENDANCE:** Upon determining a quorum was present, President Michael Hatfield called the meeting to order at 7:00 p.m. Members present were Tina Anderson, Dawn Gunder, Michael Hatfield and Russell Smith. Also present were Beth Shellman, Town Manager; Steve Hagen, Town Attorney; Tony Feichter, Dexter; Craig Simon, Walton Tool; and Thomas Watson and Regan Ford, Newell. Absent was member John Auld.

A motion was made and seconded (Tina Anderson, Dawn Gunder) to approve the minutes of the October 26, 2005 regular and executive session meetings as written. A voice vote determined the motion carried unanimously 4-0.

### **OLD BUSINESS: - TIF 1 & TIF 2 corridors to central business zoned areas**

Steve Hagen advised the RDC he would update them in the near future with the work on this project. The proposed plan is to include a corridor from TIF 1, running inside the right of way, along East Main, Orange Street and Weber Rd, encompassing all commercially zoned (CB) properties along Main and Orange Streets. The CB districts extend approximately 14 blocks outward from the courthouse square. Beth received information from Columbia City, Chamber of Commerce. Their Chamber provides the applications, the Columbia City RDC handles the funding and the applicants participate in a 50-50 split. Beth will research further.

“Modifying the TIF boundary” will take approximately two months involving approval of: preliminary hearing by RDC; Plan Commission; Town Council; and RDC final approval.

### **NEW BUSINESS: - Resolution Number 2005-04, Newell Industrial, LLC - Tax Abatement – Statement of Benefits, approving certain deductions from assessed valuation within an Allocation Area, which is also located within an Economic Development Target Area and Economic Revitalization Area; for personal property improvements – \$250,000 of equipment and 7 new employees – on real estate described as 200 E Park Drive in Section 20 of Jefferson Township.**

Regan Ford and Thomas Watson were present. Regan noted the proposed \$250,000 in equipment will be installed prior to March 1, 2006. Russell asked if the equipment would generate any more jobs. Tom replied this addition will add 7 jobs, one supervisor and 6 operators. The semi-skilled positions will pay \$12.00-15.00 per hour. This is in line with their 20% projected growth figures. After some discussion, a motion was made and seconded (Russell, Tina) to approve Resolution Number 2005-04 as presented and to recommend the Town Council award the abatement for a period of 10 years. Voice vote determined the motion carried by a 4-0 vote.

### **Resolution Number 2005-06, Walton Tool, Inc. - Tax Abatement – Statement of Benefits, approving certain deductions from assessed valuation within an Allocation Area, which is also located within an Economic Development Target Area and Economic Revitalization Area; for personal property improvements – \$500,000 of equipment and 2**

**new employees – on real estate described as 1120 E South Street in Section 19 of Jefferson Township.**

Craig Simon was present and explained that Walton Tool proposes to add a large machine center. The closest machine like this in the area would be in Elkhart or across state lines in Michigan and Ohio. The addition of this elite cutting machine by the end of 2005 would provide two job opportunities, one Programmer and one Tool Maker immediately. He hopes the machine will generate more jobs in the near future. After some discussion, a motion was made and seconded (Russell, Tina) to approve Resolution Number 2005-06 as presented and to recommend the Town Council award the abatement for a period of 10 years. Voice vote determined the motion carried by a 4-0 vote.

Regan told Beth to feel free to use any of his resolutions or paperwork that he prepared for Newell in considering any other requests for tax abatement.

**Resolution Number 2005-05, Dexter Axle - Tax Abatement – Statement of Benefits, approving certain deductions from assessed valuation within an Allocation Area, which is also located within an Economic Development Target Area and Economic Revitalization Area; for real estate and personal property improvements – 121,000 square feet of building and \$12,403,886 in equipment and 20 new employees – on real estate described as 500 S 7<sup>th</sup> Street in Section 19 of Jefferson Township.**

Tony Feichter was present and reported Dexter is seeking abatements on real property and personal property. The proposed building is valued at \$3,630,000 and contains 121,000 square feet of area. \$12,403,886 in new machinery will be housed inside the new building. Michael asked if the new building would be attached to the existing plants. Tony replied the buildings will most likely be constructed separately with a future plan to attach them, upon road relocation and vacation as agreed to with the Town Council in 2004. Twenty new jobs will be available as a result of the project.

Russell asked if the primary industrial use at the new plant would be for the RV market. Tony confirmed it would be and noted 80% of their work involves the RV industry. After some discussion, a motion was made and seconded (Dawn, Tina) to approve Resolution Number 2005-05 as presented and to recommend the Town Council award the abatement for a period of 10 years. Voice vote determined the motion carried by a 4-0 vote.

**OPEN DISCUSSION:**

**SET TIME FOR NEXT MEETING:** The next regular meeting will be set at a later date.

**ADJOURNMENT:** A motion was made and seconded (Russell Smith, Michael Hatfield) to adjourn. A voice vote determined the motion carried by a unanimous 4-0 margin and the regular meeting adjourned at 7:58 p.m.

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Michael Hatfield,

President

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Dawn Gunder,

Secretary