

MINUTES OF THE FEBRUARY 10, 2025  
REGULAR MEETING OF THE  
REDEVELOPMENT COMMISSION

The regular meeting of the City of Shelbyville Redevelopment Commission was held in the Common Council Chambers of City Hall Monday February 10, 2025 at 5:00: p.m. In attendance were Commission Members: Mark McNeely, Nancy Smith, Phil Haehl and Kassy Wilson were present. Mr. Sam Terrell was absent. Ms. Meltzer arrived at 5:30 p.m.

The meeting was called to order at 5:00 p.m.

Brian Asher, Shelby County Development Corporation presented the project that was received for the purchase of the south Tindal land. Ms. Smith asked about the due diligence with Duke. Mr. Asher explained that yes this is the step that will take the longest. This is required to make sure that it is a viable contract.

Andrew Fansler, representative of PINV, LLC. There is a commitment fee of \$10,000 to reimburse the City for the cost of selling the land. Within 5 days of signing the contract \$50,000 is paid into escrow at the end of the first due diligence and then \$25,000 paid at the beginning of each extension period for a total of 2 extension periods.

Mr. McNeely asked if there was a time period. Mr. Fansler stated that it depends on the power that is available today and what is available in the future. Ms. Smith asked about preliminary discussions with Duke does Duke think this is a possibility. Mr. Asher answered that this has been given a favorable review but they need to look closer. Mr. Asher stated 12 to 14 months in due diligence and then 18 months in construction.

We hope 9 months for the review and a yes but the trend is 12-14 months.

Think this is a great opportunity for the City and County. Billions of dollars in investment. There is not a lot of employment but there is a large investment. The few jobs created are high paying jobs.

IEDC has put in a data center sales tax exemption to attract data centers. Mr. Fansler stated that your major players in the data center arena like the Indiana area. Mr. Asher stated there are multiple players. We are not up against the same one.

Ms. Meltzer arrived at 5:30 and the formal meeting began.

Minutes from January 6, 2025 were read Ms. Smith made a motion to approve and Ms. Wilson seconded and the motion carried on a 4-0 voice vote.

The Claims from January were reviewed. Mr. Haehl made a motion to approve and Ms. Wilson seconded the motion carried on a 5-0 voice vote.

The one bid that was received was opened. Mr. Haehl made a motion to accept the bid and have Ms. Meltzer negotiate the contract Ms. Wilson seconded and the motion carried on a 4-0 voice vote.

Nathan Runnebohm, Runnebohm Realty, helps to manage the building at AccellIN. They have had issues with the furnace. They kept ordering parts. Getting to the age where this is possibly needing replaced. The estimate is \$250,000 to \$300,000 to replace.

Retinted the windows to help with keeping it cool during the summer. New tenants have been moved into the open offices.

Motion to adjourn at 5:42.

Motion to reopen the Meeting at 5:43 by Ms. Smith and seconded by Mr. Haehl.

Ms. Glackman approached the podium. She stated that she thought that the County should be involved. Ms. Meltzer explained the history and the interlocal agreement. The Commission discussed.

Motion to adjourn at 5:55.

Kassyn Wille

Paul Haehl

Samuel Terrell

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