**GREENFIELD COMMON COUNCIL MINUTES**

**Wednesday, 14th May 2025**

**RICHARD J PASCO COUNCIL CHAMBERS**

**10 SOUTH STATE STREET**

**7:00 p.m.**

The Greenfield, Indiana Common Council met in regular session on the 14th of May 2025 at 7:00 p.m. in the Council Chambers, Room 127 located at 10 South State Street with Councilman President John Jester presiding. The Invocation was given by Councilman Kirkpatrick, followed by the Pledge of Allegiance led by Councilman Lowder.

**CALL MEETING TO ORDER:**

Councilman President Jester called the meeting to order of the Common Council for the purpose of conducting the business before the Greenfield Common Council. Roll call was given by Clerk-Treasurer Lori Elmore.

**PRESENT:** Councilman John Jester

Amy Kirkpatrick

Jeff Lowder

Thomas Moore

Dan Riley

Anthony Scott

City Attorney Rhonda Cook

Clerk-Treasurer Lori Elmore

**ABSENT:** Mayor Guy Titus

**ABSENT:**  Councilman Joyce Plisinski

**APPROVAL OF THE MINTUES:**

Councilman Scott moved to approve the minutes of the Meeting held on April 23rd, 2025, duly seconded by Councilman Kirkpatrick. Motion carried *viva voce.*

**REPORTS OF COMMITTEES:**

Hancock County Boys and Girls Club grant request was tabled until the next meeting by Councilman Moore.

**UNFINISHED BUSINESS:**

**Resolution No. 2025/05 A Resolution Adopting a Written Plan Establishing a Policy for the Provision of Services to an Annexed Area known as Hawks Tail as Prepared by Krohn and Associates;** read by title only by Attorney Cook. Councilman Moore motioned to approve Resolution No. 2025/05 as presented, duly seconded by Councilman Lowder. Councilman Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None.

Resolution No. 2025/05 was declared approved by a 6 to 0 vote

**Ordinance No. 2025/02 An Ordinance Changing and Extending the Corporate Boundary of the City of Greenfield, Indiana for Hawks Tail annexation;** on second reading as introduced by Attorney Cook. Councilman Riley moved to approve Ordinance No. 2025/02, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/02 An Ordinance Changing and Extending the Corporate Boundary of the City of Greenfield, Indiana for Hawks Tail annexation;** on third and final reading.Councilman Scott moved to approve Ordinance No. 2025/02, seconded by Councilman Kirkpatrick. Council President Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None.

Ordinance No. 2025/02 was declared approved by a 6 to 0 vote

**Ordinance No. 2025/03 An Ordinance Amending the Zoning Code of Greenfield, Indiana, be it Ordained by the Common Council of the City of Greenfield, Indiana, under Authority of the Indiana Advisory Planning Law, IC 536-7-4, and All Acts Amendatory or Supplemental Thereto regarding amending the ‘Official Zone Map’ and reclassifying the following described area to the “RL” Residential Low Density Zoning District;** on second reading as introduced by Attorney Cook. Councilman Riley moved to approve Ordinance No. 2025/03, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/03 An Ordinance Amending the Zoning Code of Greenfield, Indiana, be it Ordained by the Common Council of the City of Greenfield, Indiana, under Authority of the Indiana Advisory Planning Law, IC 536-7-4, and All Acts Amendatory or Supplemental Thereto regarding amending the ‘Official Zone Map’ and reclassifying the following described area to the “RL” Residential Low Density Zoning District;** on third and final reading.Councilman Lowder moved to approve Ordinance No. 2025/03, seconded by Councilman Moore. Council President Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None.

Ordinance No. 2025/03 was declared approved by a 6 to 0 vote

**Ordinance No. 2025/04 An Ordinance Amending the Zoning Code of Greenfield, Indiana, be it Ordained by the Common Council of the City of Greenfield, Indiana, under Authority of the Indiana Advisory Planning Law, IC 536-7-4, and All Acts Amendatory or Supplemental Thereto regarding the reclassifying the following described area to the “PUD” Planned Unit Development District;** on second reading as introduced by Attorney Cook. Councilman Riley moved to approve Ordinance No. 2025/04, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/04 An Ordinance Amending the Zoning Code of Greenfield, Indiana, be it Ordained by the Common Council of the City of Greenfield, Indiana, under Authority of the Indiana Advisory Planning Law, IC 536-7-4, and All Acts Amendatory or Supplemental Thereto regarding the reclassifying the following described area to the “PUD” Planned Unit Development District;** on third and final reading.Councilman Scott moved to approve Ordinance No. 2025/04, seconded by Councilman Kirkpatrick. Council President Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None.

Ordinance No. 2025/04 was declared approved by a 6 to 0 vote

**Ordinance No. 2025/05 An Ordinance Amending the Zoning Code of Greenfield, Indiana, be it Ordained by the Common Council of the City of Greenfield, Indiana, under Authority of the Indiana Advisory Planning Law, IC 536-7-4, and All Acts Amendatory or Supplemental Thereto regarding amending the ‘Official Zone Map’ and reclassifying the following described area to the Park Zoning District**; on third and final reading.Councilman Riley moved to approve Ordinance No. 2025/05, seconded by Councilman Scott. Council President Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None.

Ordinance No. 2025/05 was declared approved by a 6 to 0 vote

**Ordinance No. 2025/17 An Ordinance Amending Title III, Chapter 31 of the Code of Ordinances of Greenfield, Indiana;** on second reading as introduced by Attorney Cook. Councilman Moore moved to approve Ordinance No. 2025/17, duly seconded by Councilman Scott. Motion Carried *viva voce.*

**Ordinance No. 2025/17 An Ordinance Amending Title III, Chapter 31 of the Code of Ordinances of Greenfield, Indiana;** on third and final reading.Councilman Scott moved to approve Ordinance No. 2025/17, seconded by Councilman Riley. Council President Jester called for a roll call vote by Clerk-Treasurer Elmore AYES: Councilman Scott, Riley, Moore, Lowder, Kirkpatrick, Jester. Nayes: None. Ordinance No. 2025/17 was declared approved by a 6 to 0 vote

**NEW BUSINESS:**

**Ordinance No. 2025/18 An Ordinance Amending 155.072 and 155.079 of the Unified Development Ordinance of Greenfield, Indiana; on first** **as read by City Attorney** Cook.

Councilman Moore moved to approve Ordinance No. 2025/18, duly seconded by Councilman Scott

Motion Carried *viva voce*.

**MISCELLANEOUS BUSINESS:**

Discussion on upcoming dates for the Multi-Use Parking Garage project where information will be shared, and votes will be taken to move the project forward. The meeting dates for the project are all subject to change depending on the flow of the time-line for the project and as listed below.

**PETITION OR COMMENTS OF CITIZENS: None**

**NEXT SCHEDULED MEETING:** Wednesday, 28th May 2025

**ADJOURNMENT**

Councilman President Jester confirmed there was no further business to be brought before the Greenfield Common Council, Councilman Moore moved to adjourn the meeting at 19:16 p.m., duly seconded by Councilman Scott. Motion carried viva voce.

Councilman President John Jester declared the meeting adjourned and announced that the next meeting of the Common Council will be held on 28th of May, 2025 at 7:00 p.m.

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Lori Elmore Council President John Jester

Clerk-Treasurer Presiding Officer

**UPCOMING DATES FOR THE PUBLIC PARKING GARAGE PROJECT**

**ESTIMATED $11,500,000.00 DOLLARS FOR 350 SPACES,**

**3 STORIES PARKING GARAGE**

**Done - Tuesday, May 13th,**  – Board of Work - BOW members voted yesterday to accept BOT bid from The Ridge Group (TRG)

Wednesday, May 28th,  – 4:00 p.m. start - Re**development Commission will meet to hear information and full presentation from The Ridge Group (TRG) about the project** – all members of the public are welcome to attend.

**Wednesday,** May 28th – 7:00 p.m. - Common Council will hold a Public **Hearing to award the BOT bid to TRG – Public welcome to attend and comment during public hearing AND the Council will introduce the Ordinance to approve the Economic Development Commission BANs - This is the only meeting where the public is able to speak to the members of the Council during the Public Hearing and the Comments of the Citizens section of the agenda.**

**Monday, June 9th – 3:00 p.m. – Economic Development Commission will meet to hold a Public Hearing and adopt a Resolution and Report regarding the EDC BANs**

**Monday, June 9th – 4:00 p.m. – Redevelopment Commission will meet o pass a Resolution to Pledge TIF proceeds to the Economic Development Commission BANs**

**Tuesday, June 10th – 7:00 p.m. – Planning Commission is delivered the report from the EDC at their regularly scheduled meeting.**

**Wednesday, June 11th – 7:00 p.m. – Common Council meeting to have the second reading and adoption of the ordinance to approve the EDC BANs**

**Thursday, October 2nd – Finalize Offering Documents or Term Sheet of the EDC BANs**

**Wednesday, Wednesday, October 22nd – EDC BANs are SOLD.**

**Wednesday, November 13th – Pre-Closing on EDC BANs**

**Thursday, November 14th – Closing on EDC BANs**

**UPCOMING DATES FOR THE MIXED-USE DOWNTOWN PROJECT**

**$5.900,000.00 DOLLAR TRG INCENTIVE FOR APARTMENTS**

* **Wednesday, May 28th – 4:00 p.m. – Redevelopment Commission to meet to discuss the parking garage project and receive information from TRG**
* **Wednesday, May 28th- 7 p.m. – Common Council meeting to:** 1) have first reading on Incentive Bond Ordinance, 2) approve Resolution for transfer of parcels to the Redevelopment Commission and 3) introduce Ordinance to vacate the alleyway located in the project area
* **Thursday, May 29th** – two appraisals for the parcels to be swapped between City and Developer are ordered to be conducted – median price of the two appraisals are used to establish the value of the land
* **Monday, June 9th - 3:00 p.m.** – EDC **Public Hearing** with comments from the citizens- meeting to pass Resolution of the EDC to approve the financing documents and EDC report. Members of the public are able to speak during the Public Hearing
* **Monday, June 9th – 4:00 p.m. – Redevelopment Commission to meet to: 1) Resolution to Adopt Pledge Resolution to commit TIF funding to economic incentive and 2) Resolution for the RDC to accept the transfer of parcels from the City**
* **Tuesday, June 10th – 7:00 p.m. – EDC Report is delivered to the Planning Commission Director to present at the Planning Commission meeting**
* **Wednesday, June 11th – 7:00 p.m. – Common Council to approve the Incentive Bond Ordinance on second reading and final reading to Adopt**
* **Wednesday, June 11th – publish notice of public hearing to vacate alley**
* **Tuesday, June 24th 10:00 a.m. – Board of Works to accept appraisals for the parcels**
* **Wednesday, June 25th – 7:00 p.m. – Common Council to hold Public Hearing on vacation of the alley and adopt the Ordinance approving the vacation of the alley on second and third reading to adopt the ordinance.**
* **Wednesday, July 2nd – first publication of offer to sell parcels**
* **Wednesday, July 9th – second publication of offer to sell parcels**
* **Wednesday, July 16th – Receipt of the bids for sale of the parcels**
* **Tuesday, July 22nd – 10:00 a.m. – Board of Works meeting to review the bids on behalf of the RDC for the parcels and accept or reject all bids for sale of parcels**
* **Tuesday, September 8th – 4:00 p.m. – Redevelopment Commission negotiates the terms of the sale of the parcels and transfer for economic incentive. Resolution will be created for this action to occur. RDC will transfer to the developer when approved.**
* **Wednesday, November 14th- Close on economic incentive with TRG for bonds to finalize the project with all entities.**