

Roll call:

Present: Mark Clinkenbeard, Mike Morris

Others present:

Auditor Larry Hutchings, Chief Deputy Auditor Morgan Elkins, Brady Harp, Terry Modesitt, Tammy York-Allen, Jordynne Shelton, Kara Wright, Bill Watson, Shelly Boyed, Ricky Hammond, Larry Robbins, Bruce Allen, Suzanne Reick, Katie Bartlett, Chris Eldredge, Adam Grossman, Chrissy Patterson, Valene Stapleton, Kevin Gardner, Vickie Albright, Tona Bean, Katie Mundy, Joni Wise, Leanna Moore, Josie Thompson, Bob Rhodes, Diana Smith, John Villa, Ryan Keller, Julie Hart, Devan Gackle, Elizabeth Stiverson, Bob Murray, Jim Hunter, WTHI-TV

Pledge of Allegiance.

Mark Clinkenbeard called the meeting to order at 9:02am and led the Pledge of Allegiance.

Review of minutes/claims.

Auditor Larry Hutchings presented the Board with the minutes for the meeting from January 28th for approval. Mike Morris made a motion to approve the minutes as presented. Mark Clinkenbeard seconded the motion. Upon a voice vote of 2-0, the motion passed. Mark noted that Chris Switzer would be at the Indiana Legislative Conference for the next couple of days.

Mr. Hutchings then presented the payroll docket dated January 17, 2025 through January 31, 2025 in the amount of \$1,417,946.66. Mike Morris made a motion to approve the payroll docket dated January 17, 2025 through January 31, 2025. Mark Clinkenbeard seconded the motion. With a voice vote of 2-0, the motion passed.

Mr. Hutchings then presented the claims docket dated January 17, 2025 through January 30, 2025 in the amount of \$4,283,170.35. Mark Clinkenbeard said when there is a larger amount he looks through the docket more closely and noticed some disbursements, townships, fire departments, and the city of Terre Haute which resulted in a larger amount for the claims docket. Mike Morris then made a motion to approve the claim docket dated January 17, 2025 through January 30, 2025. A voice vote of 2-0 was held and the motion passed.

Resolution Establishing the Intent to Conduct a Certificate Tax Sale – John Villa

John Villa took the podium and explained the county has not had a "live" tax sale certificate sale in a few years due to the COVID-19 pandemic. He explained the county has been doing a tax sale certificate sale online. John said the proposal is to have 2025's live. He says the Auditor's Office and Treasurer's Office have discussed it. He said a "live" tax sale certificate sale would be better for the tax payers of Vigo County. He says the online version of the sale in recent years has been benefiting those outside of Vigo County rather than those in the area. He said he is requesting approval on a Resolution to Establish the

Intent to Conduct a Commissioners' Sale to Sell Tax Sale Certificates for Properties that are Severely Delinquent in Payment of Property Taxes. He also said he was requesting approval for SRI Tax Sale Services for the proposed in-person live tax certificate sale. He said the proposed sale would happen April 1st. Mike Morris motioned to adopt **Resolution 2025-1: Establishing the Intent to Conduct a Commissioners' Sale to Sell Tax Sale Certificates for Properties that are Severe Delinquent in Payment of Property Taxes**. Mark Clinkenbeard seconded the motion and a vocal vote of 2-0 was held. The motion was adopted. Mike Morris then made a motion to use SRI Tax Sale Services as the sale commission agent to sell the properties. Mark Clinkenbeard seconded the motion. A vocal vote was then held. Upon a vote of 2-0, the motion passed.

Mark Clinkenbeard noted the tax sale would happen at 10am April 1st, after the regular commissioners' meeting.

Thrive Update Julie Hart

Ryan Keller then took the podium and gave an update on Thrive West Central. He said to date, Vigo County has been awarded 379 housing units. He said there are about \$2.6 million left in uncommitted funds for the county. He says there are several builders that will be presenting projects over the next several months. He says Thrive is looking to earmark the \$2.6 million for more projects by July to early October. He says the funds need to be used by the end of 2026 and the projects need to be done by September of 2026 to give them a quarter to close everything out and ensure everything is in compliance with the grant. He said everything is on target at the time of the meeting.

Ryan said a challenge with Vigo County is the access to utilities in the rural parts of the county. He said a solution is a "stair-step" method building on the municipal infrastructure slowly over time and spread it over the county. He said little by little, builders are taking on that risk and extending sewer lines and water mains farther out into the county. Ryan then said with the \$3,090,155 public investment, Thrive West Central has captured \$94,464,560 market value. He then opened the floor for questions.

Mike Morris noted out of the 379 homes awarded, 285 were city unites, and 94 were in the county. He asked if there was any large scale utility expansion in the works that Ryan was aware of. Ryan explained any project in the county would have some form of utility expansion tied to it. He said there was one subdivision that was expanding utilities out along Davis. He clarified the subdivision was called Harmony Acres. He said there were several other projects in the county bringing some form of utility expansion. Ryan mentioned it was a little more difficult in Indiana, because the private developer has to make the initial investment in the utility and then they get to own it for a while before turning it over to Indiana American Water. Thrive said they are slowly becoming very knowledgeable about how this process works and how Thrive West Central can de-risk the process for the private sector. Mike Morris said this is important because the Board has come across cases where developments did not have some needs met when they were developed. Ryan briefly explained how Thrive West Central helps developers mitigate the initial risk on the investment of projects in the county.

Mark Clinkenbeard noted his experience in the housing industry. He asked if there were any updates on a catalyst site in the county. Ryan Keller said Thrive West Central was following up on one near the airport. He mentioned there were some utilities going out toward the airport, and Seelyville utilities that come from the east side. He said right now it's up to the land owners' willingness to sell and the public's willingness to see development in that area. Ryan mentioned they would try to come up for a proposal for the area in the near future. The amount of projects recently compared to recent years was briefly discussed. Ryan noted that the 379 housing units awarded is really a piece of a larger whole with more units in the

pipeline. Mike Morris noted this project has been going for 3 years. Mark Clinkenbeard said there were a record number of permits filed with building inspection and area planning last year.

Mark Clinkenbeard then asked to Ryan to confirm that Thrive West Central was investing in housing projects of all price ranges, citing criticism he's heard about the investments not being "affordable." Ryan Keller confirmed investments were made in all price ranges and briefly discussed the price ranges. He said they have developed 6 units in the \$100,000 to \$150,000 price range and 33 units in the \$150,000 to \$200,000 range. Ryan said 48 units were developed in the \$200,000 to \$250,000 range. He noted this was the largest market share. He then said 28 units were developed in the \$250,000 to \$300,000 price range, 54 units in the \$300,000 to \$350,000 price range and 10 units either at or above \$350,000.

Mark Clinkenbeard asked if the number of units would be as high if there had not been an investment in Thrive West Central. Ryan confirmed there would have been less than half of the units built without the investment.

Mike Morris asked how many counties Thrive West Central serves. Ryan Keller confirmed they serve 7 counties in their economic development district, He said 13 counties for transportation, planning, and transportation data collection work. He said 9 counties for housing. Ryan briefly discussed efforts to expand counties for housing work to other counties. He said Thrive West Central works statewide with Area Agency on Aging on several initiatives.

Public Comments.

Bob Murray from the Taxpayers Association of Vigo County took the podium. Bob introduced himself as the Executive Director of the Taxpayer Association of Vigo County. He said the organization had been existence since 1936. He said his position used to be full time, but technology has made it easier to know what is going on in local government. He said other Association member Jim Hunter and himself attend many of the local board meetings. He mentioned that there have been fewer journalists covering meetings as the years have progressed. Bob noted that he and Jim Hunter are often the only members of the public at several local government meetings. He pointed out there was not the same amount of community discussion around the Sanitary Board approving a "\$90 million dollar contract for a new lift station and ancillary equipment" as the "\$60 million dollar jail." He noted there was not a journalist covering the sanitary board decision. Bob said there are monthly meetings where the Association invites guests, usually elected officials and key people in local government, to answer questions. Bob discussed his qualifications for his position, including being a CPA, and spending 35 years in Business Administration at Indiana State University, helping to develop local and state budget requests, buying over 300 properties to expand the campus, being involved with all new construction and remodeling projects for 30 years, and spending 14 years as the president of the Terre Haute Board of Public Works. Mark Clinkenbeard asked when and where the Association meeting were held. Bob confirmed the meetings were held the fourth Wednesday of the month at Thompson Thrift Motorsports at noon. He said the March quest would be Mark Clinkenbeard. He said Terre Haute Mayor Brandon Sakbun was the January meeting guest. He mentioned State Senator Greg Goode and Vigo County Sheriff Derek Fell would be guests at future meetings. Bob said any member of the public is welcome to attend the meetings and anyone was welcome to join the Association. He said memberships were \$40 a year.

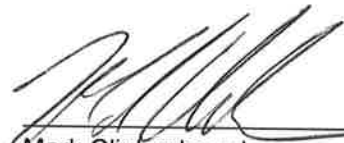
Adam Grossman was then called to the podium. Adam mentioned Saturday was the annual Pancake Breakfast. He said this year's event would be at Fowler Park. He said the event was held at Prairie Creek Park for the last couple of years. He said the Parks Department has their village folk, which is a 501(c)(3) that supports the Pioneer Village at Fowler Park doing the cooking for the event this year as a fundraiser

for the village. He mentioned sign-ups for the event were available. He said the Pancake Breakfast starts at 8:30am on Saturday. He mentioned tickets would be handed out at the event that could be taken to Prairie Creek Park to get a tour of the sap harvesting operation and entered to win in a drawing for syrup, camping, and other items. He said a few years ago the sap harvesting and syrup producing operation had been scaled back to focus on education. He mentioned a new reservation system for the parks was active, and the department has already seen reservations for Memorial Day. Mike Morris then asked Adam about updates about Dewey Point, a building at Griffin Bike Park, and Disc Golf at Prairie Creek Park. Adam said more updates would be coming at next week's meeting, but mentioned the department was waiting on permits from the State to start building the overlook at Dewey Point and was applying for a grant for \$50,000 grand waiting for their skid steer to be fixed. He said the \$50,000 grant would primarily go toward Fowler Park's disc golf course. He mention there were also gold level sponsors for that course. He said the Vigo County Health Department had helped the Parks Department significantly with programming at Griffin Bike Park. He updated the Board on bikes provided at the park available for underprivileged youth. He said the department was able to get under for the building project and was able to get the cost to near \$28,000.

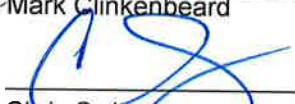
Comments or other business from Commissioners or other Elected Officials.

There were none.

The next meeting will be February 11. The meeting recessed at 9:40am.



Mark Clinkenbeard



Chris Switzer



Mike Morris

Attest:



Larry T. Hutchings II, Auditor