

**PIKE COUNTY REDEVELOPMENT COMMISSION
MEETING MINUTES
DECEMBER 1, 2025**

President Greg Willis called the meeting to order.

In attendance were board members Kristi Dischinger, Mark Flint, Greg Willis, Eric Smith and Chris McKinney. Also in attendance were Suzanne Blake, Ashley Willis & Judy Gumbel

APPROVAL OF MINUTES NOVEMBER 10, 2025

A motion to approve the minutes for 11/10/25 was made by Mark Flint , seconded by Eric Smith and carried 4-0

OLD BUSINESS

Lisa Lee with Ice Miller explained that the RDC adopted a declaratory resolution on November 10, 2025 which included the creation of an economic development area with two TIF districts named the Petersburg Solar TIF and Petersburg Batter TIF as well as the economic development plan. She stated today the RDC will hold a public hearing and if no objections are heard the amended confirmatory resolution can be considered. The amendment modifies by adding the construction of parks, trails, public safety lighting, way-finding signage and other recreational amenities. Tax impact statements were prepared and delivered to overlapping taxing units per required statutes, as well as notice of the public hearing being published in the Press Dispatch.

OPEN PUBLIC HEARING

A motion to open the public hearing on Declaratory Resolution and Creation of Petersburg Energy Economic Development Area was made by Eric Smith, seconded by Mark Flint and carried 4-0. Superintendent Suzanne Blake said she doesn't really have any concerns to address today that haven't been addressed. She noted that the school corporation is interested in the funding and educational programs and school corporation capital projects that are allowed to receive TIF funds. She reached out to legal counsel on behalf of the school but is also confident that the RDC commissioners have the best interest of the school corporation in mind. Mark Flint as Lisa Lee if there was a downside to the residents of Pike County and if so, what is it. Ms. Lee said the RDC is trying to help with widely fluctuating tax rates. Due to utility distributable property the value rises quickly and decreases quickly. If the RDC does nothing and lets all that assessment flow through, some residents will see a tax break, however they won't get as much revenue if you TIF it. The average taxpayer will see a little drop if they are not at the cap. Charlie Joyce with FSG said that summarizes it pretty well. FSG created a one page summary of the tax impact for today's meeting but it was not able to be shared due to technical difficulties. Mr. Joyce went over the summary and that can be requested as needed. He said if the tax rate stays the same as 2025 it would generate 4.6 million in revenue in 2027. The maximum 15% that could be given to the school corporation is \$691,000 for programs. The RDC would have the option to use 3.9 million for other

projects in the plan. Recent law changes allow for tis to be used for public safety as well. Pay 2028 is when the biggest part can be captured and then it depreciates very quickly after that. Revenue will probably be depleted around 2031. If nothing was done and the assessed value flows through the tax rate will drop from 2.4932 it would be 1.97 in 2027, 1.61 in 2028, and then start to increase again back to where it started. The idea is to keep the tax rate steady while at the same time capturing revenue to fund projects. The real impact is in circuit breaker loss, if we do nothing, in 2027 the county would get an extra \$260,000 in taxes because the circuit breaker losses would be reduced. PCSC would see around \$270,000 in positive revenue. The next year would be larger revenues and then decrease again. Most funds are capped by levy but CCD and fire territories equipment funds are capped by tax rate so they may have received some reduction in revenue; \$61,000 for CCD and \$46,000 for fire territories would be missed in revenue if the RDC doesn't capture revenue.

Mr. Flint said most people won't understand it and he thinks it's important to show residents what will happen for most residents. Ms. Dischinger asked if they could run a few scenarios for actual taxpayers in case they ask to see true scenarios for the average citizen. Mr. Willis asked if the RDC captured 50% if those numbers on the summary would change by 50% and Mr. Joyce said as a good estimate. Greg G from FSG said the captured amount will be considered annually.

CLOSE PUBLIC HEARING

A motion to close the public hearing was made by Mr. Flint, seconded by Ms. Dischinger and carried 4-0.

NEW BUSINESS

A motion to adopt the Confirmatory Resolution modifying and confirming the Declaratory Resolution was made by Eric Smith, seconded by Mark Flint and carried 4-0.

A motion to adjourn was made by Eric Smith, seconded by Kristi Dischinger and carried 4-0.

Pike County Redevelopment Commission

Kristi Dischinger

Greg Willis

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Date: 3/2/24