

**Central Indiana Regional Development Authority (RDA)**  
**Meeting Minutes**  
**September 17, 2021**  
 9:00 a.m.  
 Virtual Meeting via Zoom

Committee Members Present, Representing Quorum:

Rob Barnes, City of Indianapolis	Keith Lauter, City of Greenwood
Chris Pryor, City of Carmel	Dr. Roderick Perry, City of Indianapolis

Committee Members Missing:

Mitch Frazier, City of Westfield	
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Others Present:

Anna Gremling, IMPO	Sean Northup, IMPO
Cole Jackson, IMPO	Rose Scovel, IMPO
Annie Dixon, IMPO	Kristyn Sanchez, IMPO
Nicole Muise-Kielkucki, Fourth Economy	Sarah Reed, City of Noblesville
Taylor Schaffer, City of Indianapolis	Taylor Firestine, Health by Design

1. **Welcome and Introductions.**

**Chris Pryor** called the meeting to order at 9:02 a.m. and took roll call attendance

**ITEMS FOR APPROVAL**

2. **Meeting Minutes from June 29, 2021**

**Keith Lauter** made a motion to approve the June 29, 2021 meeting minutes  
**Robert Barnes** seconded the motion.  
**Roll Call Vote:**  
 Rob Barnes, yes  
 Keith Lauter, yes  
 Chris Pryor, yes  
 Dr. Roderick Perry, yes

MOTION PASSED

3. **READI Grant Application**

**Nicole Muise-Kielkucki** gave an overview of the READI grant and the work that went into the White River region application. **Muise-Kielkucki** described the three and a half month process of working with stakeholders and reviewing projects. **Muise-Kielkucki** continued informing the committee about the State of Indiana's stated economic development goals including talent attraction, innovation, entrepreneurship, worker supports (such as housing), increasing property values and quality of place (trails, arts and culture), health, wellness, and the environment.

**Muise-Kielkucki** informed the Board about the Indiana Economic Development Corporation (IEDC) guidance for READI funds including region-wide benefits of projects, addressing barriers to economic growth such as lack of affordable housing, and economic development in rural areas. **Muise-Kielkucki** then gave an overview of funding shares and required local matches and stated the White River application exceeds match requirements. **Muise-Kielkucki** described public outreach efforts including a call for ideas, stakeholder interviews, and stakeholder meetings. **Muise-Kielkucki** then gave an overview of the overarching vision statement which she described as a unifier.

**Chris Pryor** questioned if the project list included in the packet is the final project list. **Muise-Kielkucki** responded that this is the final list per their work with elected officials and stakeholders. **Chris Pryor** complimented the existing projects then stated he believes housing should be more prominent in the document. **Pryor** expressed concerns about the lack of affordable housing in the region and potential impacts on retaining talent. **Sarah Reed** stated the IEDC advised the applicants to focus on population and wage increases. **Reed** stated the initiatives are meant to improve quality of place and attraction. **Muise-Kielkucki** stated many of the projects in the application will include residential elements from workforce housing to higher end housing. **Reed** stated in addition to housing included directly in the application the projects are likely to indirectly result in housing development. **Taylor Schaffer** informed the committee about discussions with the IEDC. **Schaffer** stated the IEDC asked about challenges the applicants faced and the White River applicants expressed that a challenge was timing as projects had to already be in specific phases to fit within the application timeline. **Schaffer** stated this was a significant challenge for communities such as Indianapolis which are focusing resources on affordable housing development. **Schaffer** stated there may be other funding sources available to support projects at a wider range of stages in the future.

**Nicole Muise-Kielkucki** showed a map of the locations of the fourteen projects included in the application and gave an overview of each. **Robert Barnes** questioned committed funds and how it relates to the mix of public and private funding. **Sarah Reed** stated each project will be different with a mix of private and public dollars and that the White River application region is above the required threshold for private funds. **Keith Lauter** inquired about Greenwood's inclusion in this application and **Reed** responded that Greenwood and Westfield did not submit any projects for consideration but both have been a part of the process. **Anna Gremling** thanked the White River region team for their hard work on this application.

**Anna Gremling** discussed the potential legal, administrative, and audit costs for the RDA to administer the program. **Muise-Kielkucki** stated the IEDC may provide additional funding for these costs and may also move projects to other funding sources if they are eligible. **Anna Gremling** asked the Board to consider Resolution 2021-RDA-002.

**Chris Pryor** moved to approve Resolution 2021-RDA-002

**Robert Barnes** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

4. **IEDC Grant Agreement**

**Anna Gremling** asked to move this agenda item up on the agenda. **Gremling** stated the RDA received \$50,000 in planning funds related to the READI grant. **Gremling** stated the IMPO had no expenses in 2021 and distributing the funds in 2021 would require an audit and audit expenses. To avoid triggering unnecessary expenses, **Gremling** stated the RDA could wait until 2022 to distribute the funds and complete the audit with other expenses in that fiscal year. **Sarah Reed** stated that Noblesville is fine with waiting until 2022 for their portion of the funding. Gremling asked for questions and **Chris Pryor** and **Robert Barnes** thanked the READI grant team for their work.

**Keith Later** made a motion to approve Resolution 2021-RDA-004

**Chris Pryor** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

5. **FINANCIAL UPDATE**

**Kristyn Sanchez** gave an overview of expenses and **Anna Gremling** asked for acceptance of the financial reports.

**Chris Pryor** made a motion to accept Resolution 2021-RDA-002

**Keith Lauter** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

6. **2020 Audit**

**Kristyn Sanchez** gave an overview of the 2020 RDA audit. **Sean Northup** gave an overview of how funds were budgeted while **Anna Gremling** gave background on funding in relation to the City of Indianapolis and the RDA.

**Keith Lauter** made a motion to approve Resolution 2021-RDA-003

**Dr. Perry** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

7. **2021 Budget**

**Sean Northup** gave an overview of the 2021 budget which was put on hold due to outstanding questions related to the CEDS, READI, and the new RDA. **Northup** asked the board to adopt the 2021 budget of \$0. **Keith Lauter** asked for an update to the whereas language in the resolution to reflect future tense by replacing “has not” with “have not and will not”.

**Keith Lauter** made a motion to amend the language in the resolution from past tense to “has not and will not”.

**Robert Barnes** seconded the motion.

**Chris Pryor** made a motion to approve Resolution 2021-RDA-005 as amended

**Robert Barnes** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

8. **2022 Budget**

**Sean Northup** gave an overview of the proposed 2022 RDA budget including READI expenses, the READI planning grant, auditing, a flat \$2000 line item for administrative costs, and other expenses. **Anna Gremling** and **Keith Lauter** discussed paying for administrative funds from cash reserves rather than dues and Northup agreed to update the budget to reflect this.

**Keith Lauter** made motion to update the 2022 budget for administrative funds to be paid from cash reserves rather than dues

**Chris Pryor** seconded the motion.

**Robert Barnes** made a motion to approve the budget as amendment through Resolution 2021-RDA-006

**Keith Lauter** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

9. **Hybrid Meeting Policies**

**Annie Dixon** gave an overview of Indiana Code relation to online public meetings, requirements for online meetings, and a draft policy for the RDA to comply with these policies.

**Chris Pryor** made a motion to approve Resolution 2021-RDA-007

**Dr. Perry** seconded the motion.

**Roll Call Vote:**

Rob Barnes, yes

Keith Lauter, yes

Chris Pryor, yes

Dr. Roderick Perry, yes

MOTION PASSED

**STATUS REPORTS**

*None.*

**OTHER ITEMS OF BUSINESS**

10. **Adjournment**

**Robert Barnes** made a motion to adjourn

**Dr. Perry** seconded the motion.

MOTION PASSED by voice vote. The meeting was adjourned at 10:37 a.m.