

MIAMI COUNTY COUNCIL
25 NORTH BROADWAY
PERU, INDIANA 46970
April 19, 2023

Councilwoman Chittum – Present
Councilman Fruth – Present
Councilman Donaldson – Present
Councilman Wiles – Present
Councilman Allen – Present
Councilman Sailors – Present
Councilman Nutt-Present

President Chittum called the meeting to order.

Councilman Wiles led the group in prayer and President Chittum led the Pledge of Allegiance.

MINUTES

Councilman Sailors made a motion to approve the March 21, 2023 minutes.
Councilman Fruth 2nd the motion and it passed 7-0.

**ADDITIONAL APPROPRIATION/TRANSFERS
ADDITIONAL APPROPRIATIONS**

President Chittum read the list of additional appropriations presented to the Council for approval as follows.

CREDIT \$65,000 for comprehensive liability
CREDIT \$150,000 for YMCA yearly contribution
Probation Incentives Grant \$6,000 for incentives
Local Health Maintenance \$20,000 for part-time nurse wages
Local Health Maintenance \$20,000 for part-time Environmental Health Assistant wages
Lead Grant \$3,497 for supplies
DOC Grant \$400 for incentives
CUM Bridge \$10,000 for insurance
Highway Phase 3 \$20,000 for insurance
Community Corrections Grant \$9,100 for insurance

Councilman Sailors made a motion to suspend the rules and vote on all the additional appropriations at one time. Councilman Fruth 2nd the motion.
Councilman Nutt made a motion to amend the motion to suspend the rules and vote on all the additional appropriations at one time, except for the YMCA contribution. The motion passed 7-0.

Councilman Sailors made a motion to approve the request from CEDIT for the YMCA contribution of \$150,000. Councilman Fruth 2nd the motion and it passed 6-1 (Donaldson opposed).

TRANSFER REQUEST

Auditor Brown presented a request for transfer of \$2,400 from the LCC budget (Local Coordinating Council/Substance Abuse Council) treatment account to the supplies account to reflect the approved budget from the state. Councilman Fruth made a motion to approve the transfer request of \$2,400 from the LCC budget (Local Coordinating Council/Substance Abuse Council) treatment account to the supplies account to reflect the approved budget from the state. Councilman Nutt 2nd the motion and it passed 7-0.

ITEMS FOR COUNCIL ACTION

None

REQUEST FOR AUDIENCE

Jim Tidd, MCEDA Director came before the board to provide information on the proposed Silo Event Center owned by Russ Bellar. Director Tidd explained that 2 years ago, the state announced the READI grant that would encompass potential projects across a 6-county region. Together, the region came up with a list of projects, with Miami County having approximately 120. The projects were presented to the region and voted upon. Miami County's Silo Event Center was voted as #2 by the region due to the potential impact across the region. The regional committee felt the project would drive people into Miami County and increase spending in the community. MCEDA hired USI Consultants to review the proposed project, which would be to run water/sewer to the venue. USI Consultants provided a route and estimated cost of \$900,000 for the project. Director Tidd explained several years ago, water/sewer were run to the Truckstop just south of the venue and this would be a continuation of that project, approximately $\frac{1}{2}$ - $\frac{3}{4}$ of a mile. The READI grant requires a 1:1 match. Director Tidd is requesting the county consider covering the matching grant of \$450,000 from CEDIT. Director Tidd noted that nothing could be formally done tonight, but would like to answer questions and receive feedback from the Council regarding the project. Earnest & Young performed a fiscal economic impact analysis, modeling after the Ruoff Music Center and covered economic impact to the area for jobs, tax revenue, misc. revenue, etc. Director Tidd noted that a proposed contribution fee per ticket sold of \$5.00 would go to the county if approved the \$450,000 match. The contribution fee per ticket would go to the county and be used as additional revenue. Director Tidd noted the Board of Commissioners voted unanimously in favor of the project as long as an agreement could be reached regarding the contribution fee per ticket and if the matching funding could be recouped within a set amount of time, to be determined. Director Tidd believes this project will attract new restaurants, hotels, etc. and the contribution fee per ticket would be ongoing after the \$450,000 has been paid back.

Councilman Allen inquired about the access to talent to sell 10,000 tickets. Director Tidd noted Russ Bellar has contacts in Nashville Tennessee and the Honeywell Center in Wabash has already expressed interest in partnering with Silo Event Center to hold concerts. Mr. Bellar would partner with a promotor, who would be responsible for attracting and booking the talent. Mr. Bellar already has county music stars touring his facility who are interested in coming here to perform. Director Tidd stated there is no guarantee available that each concert will sell all 10,000 tickets. Councilman Allen stated the decision is based on being able to sell 10,000 tickets at each concert.

Councilman Donaldson inquired about traffic having access to Highway 31 once it is closed. Director Tidd explained it would be no different than accommodating businesses off 31 in Indianapolis, however there is access off Highway 24. Councilman Donaldson is concerned about the increased traffic on Highway 24 and potential issues that come along with it.

Councilman Sailors expressed concern over bad dealing with Mr. Bellar in the past, which cost the county \$80,000 in attorney fees for Hidden Hills Dam Litigation. For Councilman Sailors, it comes down to trust. Director Tidd feels that county needs to forget about the past and look at what potential new money could be generated for the county. The county would recoup what was spent on attorney fees with the \$450,000 reimbursement. Councilman Sailors feels that anyone can make up numbers and make them look good on paper, but questions the guarantee that all this will happen and if there is space available for parking, ticketholders, concessions, etc. Director Tidd stated there have already been 4-wheeler races at this location that accommodated a large crowd. Councilman Sailors also expressed concern about amenities in the community that would support the Silo Event Center as he does not feel Miami County can do that right now. Director Tidd feels the county sells itself short and believes if this is built, other businesses will come.

President Chittum asked if the State Fire Marshall had given approval for the Silo area. Director Tidd noted that as far as he knew, it was approved, but additional facilities need built. The 10,000 estimated ticketholders were used to provide a comfort level to the council instead of the originally proposed 20,000 the economic impact analysis originally targeted.

Both Councilman Donaldson and Councilman Nutt expressed concern about the stability of a 70 to 80-year old silo that was not intended for concert use, but rather silage and needs inspected. Director Tidd noted the state approves the project and must follow all guidelines to award funding. MCEDA would need to hire a consultant who would prepare the bid package and manage the project. Once completed, the project would then transfer to Peru Utilities.

Councilman Fruth inquired about if the agreement on the ticket contribution fee would be specific to this venue or countywide and where the funds would go.

Director Tidd noted this agreement would be specific to the Silo Event Center under the economic development agreement with Mr. Bellar. Auditor Brown noted the money would be considered miscellaneous revenue and could be deposited into County General or wherever the county designated. Councilman Fruth also inquired about annexing the Silo Event Center into Peru City since they would be on Peru City services. Director Tidd stated the Peru City would be responsible for making that determination and could come at a later date.

Director Tidd noted the funding needs to be approved to meet the June 1, 2023 deadline and requested to advertise to hold the public hearing at 6:30 prior to the normal Council meeting on May 17, 2023. The Council agreed to hold the public hearing and take the project to vote at their next meeting.

BROADBAND

Director Tidd stated the RFP four countywide broadband went for advertising today.

SIMPLOT

Director Tidd noted a new business, Simplot is now occupying 50,000 square feet of facility at the Cotronics building and is looking to expand to 100,000 square feet. Simplot is a warehousing and distribution center, offering bulk pesticides and herbicides.

COUNCIL DISCUSSION & COMMITTEE UPDATE

Councilman Fruth noted the Plan Commission continues to deal with unsafe buildings in the county.

Auditor Brown explained the Association of Indian Counties District meeting would be held May 23, 2023 and anyone interested needs to let her know so she can get them registered.

PUBLIC COMMENT

None

Councilman Fruth made a motion to adjourn. Councilman Sailors 2nd the motion and it passed 7-0.

Respectfully submitted

Mary Brown

Miami County Auditor