

The Shelby County Commissioners met on Monday, August 24, 2026, at 8:00 a.m., and the present were Commissioners Abel, Lawson, Runnebohm, and County Deputy Auditor.

MINUTES:

Motion to approve August 17, 2026, minutes was made by Lawson, seconded by Runnebohm, approved 3-0.

SHELBY COUNTY DEVELOPMENT CORPORATION UPDATE:

- Brian Asher and Matt Haehl presented to the Commissioners the annual update of projects coming to Shelby County, he advised he had a power point, but Amy and her computer are not here today, so he advised he will email the media the presentation, because he only printed 3 off. **I picked 7 different projects that we've had in the past couple years here. The Browning Investment, Blue Star Ready Mix, Central Rent A Crane, Five Below, HIS Construction, Premier Ag, and Poet Biofuels.**
- As you can see on that page 2, these parcels, when they were, agricultural tax came in at about \$27,024. The developed tax that was paid, that was billed in 2025, paid 2026, added up to one point \$1,886,175, which is an increase in those parcels alone, \$1,859,151. So. As you can see, there's a, with... with Senate Bill 1, happening, this is a huge increase. These are needed, increases. So, those 7 projects. On to page 3 here, how these numbers were built, you establish the baseline, as we did, on, on and on, and then we netted out the abatements that may have happened on there. So, those, those numbers that I just told you do not include any of the abatements that were taken out that year.
- Moving on to page 4 there, so what that says is it shows you that that's 70 times increase in annual property tax across those 7 parcels alone. So, these will also continue to increase, moving forward drastically, because a couple of those have expansions, as well as they continue, to phase off of their abatement there.
- Page 5 there, as you can see, it just talks about each, each one. Poet 5 below, are the biggest increase that comes from.
- Moving on to page 6, this is kind of... kind of lets you guys know, and you guys do know, about where the revenue of the lands come. I pulled the revenue for Moral Township, for instance, where some of these are. The county gets, out of those taxes, 25.73%.
- Moral Township gets 5.21. The schools, Triton Central in this case, would be... gets 63.31% of those taxes. The library gets 3.11, and Special is .85.
- And then, for instance, if this... if any of the developments were in the county, or excuse me, in the city, the county gets roughly 13% of all property taxes that are... are, are taken within the city. So, the city, will give... or the county would get 13% of anything that was done within... within city limits there.
- Moving on to, page 7, you can kind of see, it kind of reiterates a lot of this, and none of these numbers also have anything that increases due to this from the local income taxes, so people that work here in Shelby County that also are here, that is not included in that, and any food and beverage increases, that may be, occurring because of that.
- Let's talk about some of the investments in general that have happened that I did not share in these. This year, we had our largest single investment, and this one's moving on to the next page there, Bungie for \$550 million,
- They paid \$544,000 in taxes in from 2024 to 2026.
- This is going to create 82 new jobs, average wage being \$52,000.
- I was able to speak at that grand opening earlier this year. It was a great event, and I've been able to take that tour of Bungie, which really benefits a lot of the local farmers here that grow soybeans.
- Moving on, to page 9 here, Poet Biofuels, Poet Bioprocessing is doubling in capacity. \$203 million expansion. It's going to double the production capacity, creating 32 new jobs, averaging \$65,000 a year.
- We had a groundbreaking break earlier this year. It was great for all the corn growers in Shelby County and all over the region here.

- And thank you. I want to thank Jim Douglas. He's not here today, but he said some very kind words, during that.
- For those of you guys that were there, talking about SCDC and the impact that they had on this, and Jason Lucas, he's doing a great job out there, so I know you guys have all been out there to visit with him, and we look forward to more and more growth out there.
- We also worked on revitalizing an unoccupied space, the old Enby building, within Shelbyville. Hoop Engineering, it's a Swiss company, not Hug Engineering, like we first thought. But they're investing within that building for personal property, \$5.5 million.
- And also \$1.8 million in building improvements.
- Creating 37 new jobs.
- They've already hired half of those. They are up and running over there. They had a grand opening over there, I think it was last month, with a fireworks show afterwards, so they're going to be a big part of this community as well.
- So, what's next on the tax roll? We have a couple companies that are looking. Actually, one has actually already moved in, P&E Company. They took over the old Wellman building in Fairland, and so in the town of Fairland.
- It was a little dilapidated building, so they've been fixing that up. There's \$4 million of personal property that they're going to put in that, 80 new jobs, and, and get this, paying \$40 to \$70 an hour.
- So, this is a great, great project, for us.
- And it's the Union 440, so that's going to go in there. It's going to work two shifts, so starting with one shift at 40 people, and then moving on from that.
- Page 12, just kind of wanted to give you a summary of everything that we reported here. So, in an annual county property tax today, out of those 7 little projects, or little part... the parcels that we were talking about, again, nearly \$2 million in annual county property taxes, and it's generated a great deal more.
- Again, it doesn't include any local income tax, or food and beverage. And then,
- To reiterate, some of the housing, not reiterate, I guess just to discuss, we've had a... we'll be getting close to 370 new homes in Shelbyville.
- And so, averaging about 270, these are new builds, \$270,000 each. And don't forget that the county gets 13% of all that, all of those, city-developed, projects there.
- I want to give you a quick update with the sale of the Tyndall Southland.
- We should be able to, the closing on that should be no later than April, and, that... that will get the county's half of that land, to be \$3,766,000, so you guys should be receiving a check for... for that, no later than April on that, on the closing of that land.
- And also, the city gets the same as that, as well. So, with that, that's the summary of my economic development report. With that, I would ask,
- For you guys to take into consideration your 2026 annual contribution of \$100,000 to Shelby County Development Corporation.
- I'll be glad to take any questions.

He also requested an annual contribution from the County of \$100,000.00. Motion to approve was made by Runnebohm, seconded by Lawson, approved 2-1 (Abel)

IN DEPT OF VETERANS AFFAIRS DISTRICT:

Stephen Andrews with the Indiana Department of Veterans Affairs came to give their bi-annual Veterans Meeting. He advised that Shelby County is compliant with all classes. He advised that they are going to change the bi-annual meetings to just annual meetings. He advised they have 137 new veterans this last year and a total of 2,406 from 2020 to 2024 in Shelby County.

COUNTY ASSESSOR/ PICTOMETRY AGREEMENT:

Denica presented the Commissioners with the annual agreement with Eagleview for their Pictometry files they use for reassessment. This is a 6-year contract in the amount of \$46,461 per year. This will include 2 fly overs. Motion to approve was made by Lawson, seconded by Runnebohm, approved 3-0.

PLAN DIRECTOR – UNIFIED DEVELOPMENT ORDINANCE:

Desiree presented the amendment to the DCO Data Center Overlay District. Motion to approve Ordinance number 2026-17 was made by Lawson, seconded by Runnebohm, approved 3-0.

ADAM STEUERWALD / GEO BOND RESOLUTION:

Adam Steuerwalk with Barnes & Thornburg presented the Commissioners with Resolution 2026-09 approving the issuance of the General Obligation Bonds of the County. This is for the purposed Coroner/ Maintenance Building not to exceed \$6,000,000.00. Motion to approve was made by Lawson, seconded by Runnebohm, approved 3-0.

COMMERCIAL DRIVEWAY PERMIT:

C-Tech, located on 100 N in Boggstown, is requesting a Commercial Driveway Permit. They have purchased an adjoining property and want to make a big loop thru the properties. Motion to approve was made by Lawson, seconded by Runnebohm, approved 3-0.

RIGHT OF WAY PERMITS:

Duke Energy is requesting two right-of-way permits:

1. Installing a pole near 9870 N 400 W, Fountaintown, motion to approve was made by Lawson, seconded by Runnebohm, approved 3-0.
2. Installing poles near 8842 W 525 N, Boggstown, motion to approve was made by Lawson, seconded by Runnebohm, approved 3-0.

BSM Group is requesting to bore along Old Rushville Road near 2084 E Old Rushville Road. Motion to approve with changes that one of the vaults be made a flowerpot, was made by Lawson, seconded by Runnebohm, approved 3-0.

SHERIFF:

The Sheriff advised the garage door has been fixed and replaced. Insurance is supposed to be there tomorrow, and it will take a couple of days.

HIGHWAY:

Still cleaning up debris from the storms last week.

CLAIMS:

PAYROLL: Motion to approve payroll was made by Lawson, seconded by Runnebohm, approved 3-0.

TRANSFER / ADDITIONALS:

MISCELLANEOUS:

EMERGENCY MANAGEMENT:

Denis has advised that insurance has already. The content specialist already told them what they are going to do. We are just waiting for the final okay from them. He advised they already have a company in line and ready to start.

There being no further business to come before board. A motion to adjourn was made by
Lawson, seconded by Runnebohm, approved 3-0.

AYE:

NAYE:

ATTEST:

AMY L. GLACKMAN
SHELBY COUNTY AUDITOR