

**Town of Paoli**  
*Minutes of the Special Session*  
*Monday, May 6, 2024*

The Paoli Town Council met in Special Session at 12:00 o'clock P.M. on the above date. President Bostock led those in attendance in the Pledge of Allegiance. Present were Donna Dillard, Arla Jean Frazier, Theron Owen, Mylea Pluris and Bobbie Bostock. Also present were Clerk-Treasurer Beth Jones, and Town Attorney Hunt Reynolds.

Skyler Whiteman, Executive Director of Orange County Economic Development Partnership presented information about the opportunity for a READI 2.0 Grant which can fund Capitol or Infrastructure projects in Orange County. The Indiana Uplands Region has been awarded \$30 million dollars to invest in quality of life, quality of place and quality of opportunity, and housing is one of the TOP priorities.

Applications have opened up and are due on May 17, 2024. There is a 3:1 Private match requirement which is covered by the French Lick Resort and 1:1 Public match requirement. Projects will not move forward without Public match. The application would be completed on behalf of the Town of Paoli and all grant funding would come to Paoli. The French Lick Resort would be the developer.

Chuck Frantz was also in attendance representing the resort and he and Skyler shared some of the local county projects that were funded in the READI 1.0 Grant Opportunity, such as the Workforce Housing in French Lick and the West Baden Park Improvements Project which includes the current murals that are being presented to the towns.

They are proposing that the Town of Paoli partner with the French Lick Resort for the development of a housing district on land that is owned by Dr. David and Marlene Beachy with the town providing the infrastructure and being the 1:1 public match.

The houses are sold at cost and would be only available to individuals who work in Orange County. No realtors are involved and all marketing is done by OCEDP. Buyer must remain in the home for three years. Cannot rent out or use as an Air B & B. If they want to sell, the Resort purchases the home back at the initial sale price. The average square footage is 1500 square feet, 3 bedroom, 2 bath, 2 car garage with a price range of \$180,000 to \$200,000. The site construction plans would be based on Towns' Code and Ordinance specifications.

Council President asked what the estimated cost for this project would be and Mr. Frantz stated that for the French Lick project they got \$1.75 million, but ended up being \$2.7 million So the Town's match would be roughly \$1 million. Council President Bobbie Bostock asked council members and clerk treasurer if we had \$1 million dollars to put into this project and the consensus was no, we do not. Council agreed they would love to be able to do this project, but felt like we needed to concentrate and direct what funds we do have on our town roads and sidewalks that need to be fixed here in Paoli now before we commit to a huge project like this. Also, when asked for a definite total cost for this project, both the Resort Representative and the Executive Director of OC Economic Development Partnership stated that at this time they could not give us a total cost of the project.

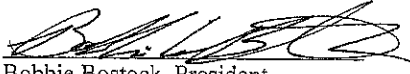
Without knowing what we would be committing to, the council agreed that the Town of Paoli could not do the 1:1 Public match for the READI 2.0 Grant.

Further discussion ensued with questions on whether the developer could possibly hook up to existing infrastructure like they did with the Abbeydale project and if engineering costs would apply for this, would the resort cover the costs.

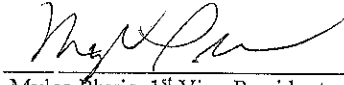
Arla Jean Frazier made a motion that if the Resort wants to explore this option without infrastructure and costs to the town, the council would reconsider this information when available. The motion was seconded by Mylea Pluris. In a 5-0 vote, motion passed.

Motion was made to adjourn by Theron Owen and seconded by Mylea Pluris. In a 5-0 vote, motion passed.

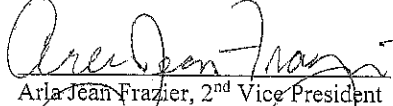
There being no further business the meeting was adjourned at 12:58 p.m.



Bobbie Bostock, President



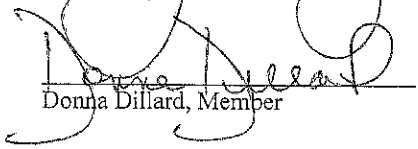
Mylea Pluris, 1<sup>st</sup> Vice-President



Arla Jean Frazier, 2<sup>nd</sup> Vice President

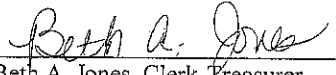


Theron Owen, Member



Donna Dillard, Member

ATTEST:



Beth A. Jones, Clerk-Treasurer