

THE SHELBY COUNTY COMMISSIONERS AND COUNCIL
FEBRUARY 06, 2001

THE SHELBY COUNTY COMMISSIONERS AND SHELBY COUNTY COUNCIL MET IN JOINT SESSION ON FEBRUARY 06, 2001 TO DISCUSS THE INDIANAPOLIS DOWNS. PRESENT WAS COMMISSIONERS WADE AND NIGH, COUNCIL MEMBERS KASTER, CARMONY, GRAHAM, RIGGINS, KARMIRE AND THE AUDITOR.

J. LEE MCNEELY WAS PRESENT TO MODERATE THE PRESENTATION BY MR. DOUG BROWN, GIL SHORT AND REX EARLY. MR. MCNEELY INFORMED THE AUDIENCE THAT THIS WAS FOR INFORMATIONAL PURPOSE ONLY AND NO DECISIONS WOULD BE MADE BY ANY COUNTY OR CITY OFFICIAL.

MR. MCNEELY SAID THAT THE COUNTY WAS NOTIFIED OF A RACING LICENSE APPLICATION FOR A HORSE RACE TRACK TO BE LOCATED AT I-74 AND THE FAIRLAND INTERCHANGE. MR. MCNEELY SAID THAT THE COMMISSIONERS AND THE COUNCIL WERE THEN NOTIFIED.

MR. MCNEELY SAID THAT IN 1993 A VARIANCE PROCEDURE WAS APPROVED IN THE SHELBY COUNTY COURTS AND THAT FURTHER LITIGATION TRIED TO UNDO THE RULING, BUT CIRCUIT COURT JUDGE CHARLES O'CONNOR FOUND THAT THE RULING WAS LEGITIMATE AND WITHIN THE LAW.

MR. MCNEELY SAID THE INTENTION OF THE MEETING WAS TO INFORM THE ELECTED OFFICIALS, AND TO REMAIN IN CONFORMITY BEFORE THE BUILDING PERMIT IS ISSUED, AND TO ANSWER ANY QUESTIONS THE PUBLIC MIGHT HAVE.

MR. MCNEELY SAID THIS IS NOT A REMONSTRANCE AND THAT ISSUE WOULD BE RESOLVED WITH THE EXECUTIVE COMMITTEE AND THE COURTS. THERE WOULD BE NO VOTES AND THE MEETING WAS FOR INFORMATIONAL PURPOSE ONLY.

MR. DOUG BROWN, ATTORNEY AT LAW AND PARTNER FOR STEWART AND IRWIN, P.C. STATED THAT THE INVESTORS INCLUDED OLIVER RACING, LLC (60%) OWNED BY THE OLIVER FAMILY, LHT CAPITAL, LLC (40%) OWNED BY THE ESTRIDGE FAMILY AND EQUINE INVESTORS, LLC (10% OPTION) OWNED BY ROSS MANGANO AND REX EARLY. GIL SHORT, VICE PRESIDENT WOULD BE RESPONSIBLE FOR THE LICENSES, DESIGN, BUILDING AND RUNNING OF THE RACE TRACK.

THE FACILITY AND RACING TRACK WOULD RACE STANDARD THOROUGHBREDS, THE TRACK LENGTH WOULD BE 1 MILE AND THE GRANDSTAND CAPACITY WOULD HOLD 3,000 SPECTATORS (INDOOR SEATING 1,750; OUTDOOR SEATING 1,250). THE HOURS WOULD BE BETWEEN 11:00 AM AND 12:00 PM.

THE FACILITY WOULD INCLUDE A DINNING ROOM WITH A SEATING CAPACITY OF 400 AND A SPORTS BAR. MR. SHORT SAID TELEVISIONS WOULD BE LOCATED AT EVERY TABLE. MR. SHORT SAID THE PADDOCK WOULD BE AS CLOSE TO THE PUBLIC AS POSSIBLE.

THE FACILITY WOULD HAVE 120 LIVE RACING PROGRAMS AND 4 SATELLITE WAGERING FACILITIES. THE APPROXIMATE COST TO CONSTRUCT INCLUDING THE 4 SATELLITE WAGERING FACILITIES IS \$35 MILLION DOLLARS.

THE PARK WOULD EMPLOYEE APPROXIMATELY 200 DURING LIVE RACING SEASON, 60 AT THE SIMULCASTING FACILITY AND 250 EMPLOYEES FOR THE CONSTRUCTION JOBS.

MR. SHORT SAID 6% OF THE EMPLOYEES WOULD COME FROM SHELBY COUNTY. THE AVERAGE FULL TIME POSITION WOULD BE \$20,000.00 TO \$25,000.00 PER YEAR AND UPPER MANAGEMENT AT \$40,000.00 TO \$80,000.00 PER YEAR. TELLERS ARE UNION AND WOULD MAKE ABOUT \$60.00 PER SHIFT AND FOOD AND BEVERAGE WOULD MAKE ABOUT \$6.00 TO \$10.00 PER HOUR.

THE INVESTORS STATED THEY BELIEVE THE SHELBY COUNTY SITE WOULD BE SUCCESSFUL BECAUSE IT IS PART OF INDIANA'S LARGEST METRO AREA, INTERSTATE ACCESS, NO COMPETITION FROM OTHER HORSE RACING FACILITIES AND THE SITE AND PROJECT ARE ALREADY LOCALLY APPROVED.

THE BENEFITS TO SHELBY COUNTY IS THAT INDIANAPOLIS DOWNS WOULD BE A GATEWAY FOR SHELBY COUNTY AMENITIES, ATTRACTIONS AND ENTERTAINMENT, AND A GATEWAY TO THE CITY OF SHELBYVILLE. THE INDIANAPOLIS DOWNS WOULD BE A FAMILY ENTERTAINMENT CENTER AND WOULD BE A RESPONSIBLE CORPORATE CITIZEN WITH CIVIC INVOLVEMENT, SPONSORSHIPS AND CHARITY DAYS. MR. SHORT SAID THE EXPOSED SITE OF THE FACILITY TO INTERSTATE 74 WOULD HAVE EXTENSIVE LANDSCAPING.

THE ECONOMIC IMPACT IS PROPERTY TAXES (\$450,000.00 ESTIMATED), 25 FULL TIME AND PART TIME JOBS, NEW RACE TRACK SUPPORT INDUSTRY, ADMISSION TAX, PARI MUTUAL TAX, PAYROLL TAX, UTILITY FEES AND SPIN OFF BUSINESSES FOR THE AREA.

MR. SHORT SAID THAT THEY ARE NOT ASKING FOR ANY TAX ABATEMENTS BECAUSE THEY WANT TO BE HERE.

MR. SHORT SAID THERE WOULD BE 550 STALLS AND A VETERINARIAN ON SITE AT ALL TIMES. TEMPORARY STALLS AND RV PARKING WOULD BE AVAILABLE IN ADDITION TO A 24 FACILITY FOR CARETAKERS. THE BARN AREA WOULD REQUIRE LICENSE ACCESS.

MR. SHORT SAID THE FACILITY WOULD USE APPROXIMATELY 400,000 GALLONS OF WATER PER DAY AND THAT A DETENTION POND IS NOT A MUST IF THERE IS AN AGREEMENT WITH THE AIRPORT.

QUESTIONS ASKED BY THE PUBLIC AND ELECTED OFFICIALS ARE AS FOLLOWS. MR. MCNEELY SAID THAT COMMISSIONER MOHR WANTED TO KNOW ABOUT THE INCREASED TRAFFIC ON MICHIGAN ROAD. MR. SHORT SAID THAT THE ROAD WOULD NEED TO BE WIDENED FOR ABOUT 300 FEET AND THERE WOULD BE WEAR AND TEAR ON ABOUT 1400 FEET OF THE ROAD. MR. SHORT SAID THE TRACK WOULD BE RESPONSIBLE FOR BEEFING UP THE ROAD.

PHIL KASTER WANTED TO KNOW IF THIS WOULD BE DESIGNATED A TIF DISTRICT? MR. SHORT SAID THAT THE RACE TRACK WAS NOT CONTINGENT UPON THE AREA BECOMING A TIF DISTRICT. MR. KASTER ALSO WANTED TO KNOW IF THE HORSERACING TRACK COULD NOT SUPPORT ITSELF WOULD THE DEVELOPER GO BACK TO THE LEGISLATURE REQUESTING ADDITIONAL TYPES OF GAMBLING TO SUPPORT THE TRACK?

ATTEST:

MARGARET L. BRUNK
SHELBY COUNTY AUDITOR