



Council Members Seminar November 6, 2026

Agenda

10:00 a.m. – 10:10 a.m. **Welcome and Opening Remarks**
Matt Greller, Chief Executive Officer, Aim
Sponsor Spotlight –

10:10 a.m. – 10:55 a.m. **Safety, Efficiency, and Engagement: Leveraging Language Access to Achieve Result**

In this presentation, council members will learn proven strategies to improve communication with non-English-speaking residents, increase government efficiency through language access SOPs, and advance safety for all. Speaker Lucas Fonseca, whose research was recently cited in a national study and report for the U.S. President and Congress, will share municipal data, case studies, and cultural insights that shape effective communication across communities.

Speaker:
Lucas Fonseca, CEO, Language Matters

10:55 a.m. – 11:00 a.m. **Break**

11:00 a.m. – 12:00 p.m. Preserving and Building a Thriving Main Street Community

In collaboration with OCRA (Indiana Office of Community and Rural Affairs), this workshop will equip attendees with practical tools to strengthen and revitalize their Main Street districts. Participants will explore local leadership strategies and state resources that can support small businesses, attract investment, and sustain vibrant commercial districts for generations to come.

Speakers:

IEDC

OCRA

Main Street Director

12:00 p.m. – 12:30 p.m. Lunch

12:30 p.m. – 1:15 p.m. Rate Caps

Indiana's property tax system continues to evolve, creating important implications for municipalities and taxpayers. This session will provide an overview of Indiana's levy-based system, the MLGQ, circuit breakers, and the impact on growing communities. Presenters will review the property tax changes enacted in 2025 and how those changes will phase in. The session will also preview potential 2027 proposals, including rate caps, a possible shift to a rate-based system, and what a \$1 municipal rate could mean. Participants will also learn how potential changes could impact municipal debt and long-term financial planning.

Speakers:

Ricci

Tooley

Bond Attorney

1:15 p.m. – 1:20 p.m. Break

1:20 p.m. – 2:05 p.m.

Brownfields for Housing: Converting Contaminated Sites into Attainable Housing Opportunities

Indiana communities face a growing need for attainable housing, while former commercial and industrial properties are often overlooked due to real or perceived contamination. This workshop will help council members evaluate brownfield sites for residential reuse, identify environmental risks, conduct appropriate due diligence, and determine cleanup standards based on future land use. Presenters will cover strategies to reduce liability, leverage brownfield resources and funding, and work with developers to move sites toward redevelopment. Attendees will leave with practical guidance for selecting viable sites, managing risk, and transforming underutilized properties into safe, productive housing that strengthens neighborhoods and makes better use of existing infrastructure.

Speakers:

Matthew Bono, CHMM, Vice President, EnviroForensics

Matt said he will have someone else with him as well.

2:05 p.m. – 2:10 p.m.

Break

2:10 p.m. – 2:55 p.m.

Utilizing Professional Leaders for Day-to-Day Town Management

This session provides council members with a clear overview of Indiana's town manager form of government, including the manager's statutory duties, the council's role in setting policy and oversight, and how the two work together. Participants will learn how having one professional point person for day-to-day administration, such as overseeing departments, personnel, budgets, and project implementation, can free the council to focus on vision and policy rather than operational details. The workshop will also address common concerns about the transition, such

as cost, accountability, and the willing shift in council responsibilities, using real examples from Indiana communities that have adopted the structure. Attendees will leave with practical tools to evaluate whether a town manager model fits their community and steps for implementing it if they choose to move forward.

Speaker:

IMMA

2:55 p.m. – 3:00 p.m.

Closing Remarks

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