

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**TUESDAY, MAY 28, 2024**

**Call to Order – Chairman Ron Dickerson @ 3pm**

**Members Present:**

Mr. Ron Dickerson; Mr. Booth; Mr. Brad Monts; Mr. Rex Ryker; and non-voting School Board Member Julie Hess.

**Absent:**

Commissioner John E. Frey

**Also present in person:** Dan Taylor, Board Attorney; Financial Advisor Jeff Peters; County Administrator Tom Klein and Commissioners Executive Assistant Lori Dossett.

**Present Via Zoom:** Ryan Pattenaude, Lochmueller Engineering.

**Approval of Regular Meeting Minutes: April 23, 2024**

*Mr. Booth moved to approve the April 23, 2024 regular minutes. Seconded by Mr. Ryker. Motion carried 4-0 votes in favor.*

**New Business**

**New Business**

**Lochmueller Group Contract – Proposed extension of a new watermain along Nucor Road from County Road East 350 South to South Ladoga Road, approximately 20,000 LF in length - \$617,300**

Financial Advisor Jeff Peters recommended that the Board pause the previously approved agreement with RQAW for the engineering of the turn lanes of Comfort Drive and Nucor Road. Mr. Peters continued that the RQAW project could presume when the bonds are issued.

*Mr. Monts moved to approve the Lochmueller Group Contract. Seconded by Mr. Booth. Motion carried 4-0 votes in favor.*

**Other Business**

**Financial Advisor Jeff Peters** – Mr. Peters requested that the Board suspend the rules to ADD “Determination of No Excess Assessed Value”.

*Mr. Booth moved to suspend the rules and Determination of Excess Assessed Value. Seconded by Mr. Monts. Motion carried 4-0 votes in favor.*

## **Determination No Excess Assessed Value**

Mr. Peters stated his analysis has shown there are no excess assessed value in the special taxing district.

*Mr. Monts moved to Determine there are no excess assessed values to pass through to the taxing districts. Seconded by Mr. Ryker. Motion carried 4-0 votes in favor.*

## **Staff Reports**

**Financial Advisor Jeff Peters** – Discussed the various bonding scenarios. The TIF from Nucor Coatings project will be used to fund the Nucor Overpass. He added that the engineering and construction for the installation of the water will be reimbursed back to the RDC for future projects. Mr. Ryker questioned if the new Pool 5 Ruling contributed to the decrease in income for the RDC.

**Attorney Dan Taylor's Report** – Stated the RDC will be paying the estimated \$6.5 million from the new TIF revenue from Nucor Towers and then the Nucor Coatings which will not be subject to Rule 5. There will be no revenue until the projects are built, assessed and taxed which will be 2025 tax payable 2026 and the revenue should then increase. Mr. Dickerson stated that now that the utilities are there i.e. water and sewer, the area is now on the radar for even more future development. Mr. Taylor continued that at the next meeting the Board will be presented with financing timetable.

**Lochmueller Engineer Ryan Pattenaude** – Mr. Pattenaude stated that they are finalizing the environmental document and are planning to hold a public hearing this fall.

**Treasurer Mindy Byers** – Ms. Byers stated she had no report at this time.

## **Approve Claims –**

**April, 2024 Regular Claims - \$26,265.81**

*Mr. Monts moved to approve the regular claims totaling \$26,265.81. Seconded by Mr. Ryker. Motion carried 4-0 votes in favor.*

## **Adjournment**

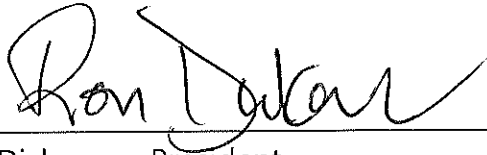
With no further business to come before the Board, meeting adjourned at 3:25 p.m.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Rex Ryker RDC Secretary.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 25th day of June, 2024.

A handwritten signature in black ink, appearing to read "Ron Dickerson", written over a horizontal line.

Ron Dickerson, President

Attest:

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Rex Ryker, Secretary