

**MEETING MINUTES**  
**Montgomery County Redevelopment Commission**  
**Wednesday, February 12, 2020**

**I. Call to Order and Roll – Chairman Ron Dickerson**

The Montgomery County Redevelopment Commission met on Wednesday, February, 2020 at 1:00 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, John Frey, and Phil Littell.

Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Jeff Peters – Peters Municipal Consulting, Lana Beregszazi & Grant Schouweiler – BCS Management, Chris Hamm – HWC Engineering, Cheryl Morphew – Morphew Consulting, County Administrator Mark Casteel, Lori Dossett - Commissioners' Executive Assistant, and Jim Peck - County Engineer.

**II. Consideration of Minutes – January 6, 2020:**

*Mr. Frey moved to approve the January 6, 2020 minutes as presented, seconded by Mr. Booth. Motion passed 4-0.*

**III. Old Business**

**A. Indiana American Water Reimbursement –** Mr. Peters advised the Board that the Auditor has received the reimbursement.

**IV. New Business**

**A. 2020 Contract – CRMorphew Consulting, LLC**

*Mr. Frey moved to approve the 2020 Morphew Consulting Contract, seconded by Mr. Littell. Motion passed 4-0.* Mr. Frey stated that economic development inquiries should be forwarded to County Administrator Mark Casteel to log and treat those calls confidential.

**V. Reports:**

**A. Jeff Peters – Peters Municipal Consulting Report –** Mr. Peters stated that there are no changes from the last quarterly report.

**B. BCS Management Report – Lana Beregszazi**

**1. NUCOR TIF Parcel Inventory**

Ms. Beregszazi introduced the newest member of her team, Grant Schouweiler and is continuing to compile a Nucor TIF Parcel Inventory. Mr. Schouweiler advised he has been having conversations with parcel owners to assess inventory and discussing parcel owners how they see future development in their area.

Ms. Beregszazi discussed with Board members to establish an infrastructure program for land option rates and purchasing options, expansion and infrastructure = roads & stormwater. Attorney Taylor suggested that during the 2021 budget process should ask the Council to establish a budget line item in River Boat, TIF revenue and ask that EDIT funds be utilized to fund the budget line. Mr. Littell questioned if funds were there are available funds to use out of a separate EDC which would have more flexibility and confidentiality. Mr. Booth stated it would be a tough to get buy-in from the Council members and it would depend on the deal. Mr. Taylor stated that such an organization does exist in the

IWA (Indiana West Advantage) which is unfunded through the City and the County but still exists as a private organization. The Board can meet in Executive Session to discuss parameters, strategies and offers.

## **2. Finance Options – Waste Water Treatment Plant Expansion**

Ms. Beregszazi explained the two financing options she will be presenting at the Regional Sewer Board meeting later this afternoon. She explained the pros and cons to each option in either a 3P (Public Private Partnership) or SRF funding. The issue facing the RSD is the need to demonstrate that they have funding available to pay back the SRF loan and have a secure second resource for payment. At the current rate, the RSD could not support any type of loan or bond payments until there is economic growth in the Nucor corridor. Mr. Frey stated that the RDC approved the GAI proposal for the permitting and design to have the plans “on the shelf” in anticipation of growth. Mr. Booth stated that there is a need for a wastewater collection system to serve the Mace & Linnsburg area. Mr. Frey stated that the Mace issue is storm water, not wastewater. Mr. Booth stated the BOT concept is not always a fair way of conducting business.

## **3. 2020 Master Service Agreement Renewal**

Ms. Beregszazi stated her Master Service Agreement will remain the same as last year to include time and materials. *Mr. Littell moved to approve the 2020 Master Service Agreement Renewal, and seconded by Mr. Frey. Motion carried 4-0.*

## **4. Website Development & Maintenance**

Ms. Beregszazi presented a proposal to develop a website for the Redevelopment Commission and to maintain the site on a monthly basis. The total cost for website Development and deployment: \$12,500 and not to exceed \$800 a month for a maintenance of the site. Mr. Frey stated that he has received other quotes for website development for residential developers and it is a critical link to have all of the information available at one dedicated site. The matter will be on the next RDC meeting agenda in March.

## **C. HWC Engineering Report – Chris Hamm**

Mr. Hamm stated it is time to get the standards for the overlay district. He recommended forming a small committee to develop the standards and after the standards approved by the RDC, the next step is approval of the Plan Commission and the last step is a recommendation for approval sent to the Commissioners for final approval.

## **D. CRMorphew Consulting – Cheryl Morphew**

Ms. Morphew stated she had no report at this time.

## **VI. Other Business**

### **2020 Montgomery County Redevelopment Commission Training**

Attorney Dan Taylor distributed the 2020 Training Materials for the commission members to review and outlined the Redevelopment Commission Statutory Schedule:

April 1<sup>st</sup> - Annual Report from Auditor Commission approves annual report to be submitted to Commissioners, Council and DLGF;

April 15<sup>th</sup> – President presents annual report to Commissioners; Auditor uploads annual report to DLGF via Gateway;

June 15<sup>th</sup> – Commission reviews excess AV and makes determination; Auditor notifies Council, officers of all taxing units in LEDA and DLGF of determination;

October 1<sup>st</sup> – Notice provided to all taxing units in ERA of Annual Presentation; and

November 11<sup>th</sup> – Annual Presentation to Taxing Units.

VII. Approve Claims

BCS Management, Inc. - \$1,943.62

Taylor, Chadd, Minnette, Schneider, and Clutter - \$513.00

Peters Municipal Consulting - \$1,695.42

American Structurepoint - \$8,825.00

HWC Engineering - \$16,623.50

TOTAL: \$29,600.54

*Mr. Frey moved to approve claims as presented, seconded by Mr. Booth.*

*Motion passed 4-0.*

VII. Adjournment:

With no other business to come before the Commission, *Mr. Frey moved to adjourn the meeting, seconded by Mr. Booth. Motion passed 4-0.*

The meeting adjourned at 3:37 p.m.

Next regularly scheduled meeting will be Wednesday, March 12, 2020.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Howard J. Rippy, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this \_\_\_\_\_ day of March, 2020.



Ron Dickerson, President