

**Montgomery County Redevelopment Commission**  
**Minutes**  
**MONDAY, JANUARY 6, 2020**

**I. Call to Order and Roll:**

The Montgomery County Redevelopment Commission met on Monday, January 6, 2020 at 3:30 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, John Frey, Howard Rippy, Jr., and Phil Littell.

Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Commissioner Dan Guard – RSD, Lana Beregszazi – BCS Management, Troy Swan – HWC Engineering, Cheryl Morpew – Morpew Consulting, Stu Weliever – RSD Attorney, County Administrator Mark Casteel, Engineer Roger Azar – Deckard Engineering, Lori Dossett - Commissioners’ Executive Assistant, and Jim Peck - County Engineer.

**II. Consideration of Minutes – December 9, 2019:**

*John Frey moved to approve the December 9, 2019 minutes as presented, seconded by Howard Rippy. Motion passed 5-0.*

**III. Election of Officers**

**A. Chairman** – Gary Booth moved to nominate Ron Dickerson as Chairman.

**B. Vice Chairman** – Howard Rippy moved to nominate John Frey as Vice Chairman.

**C. Secretary** – John Frey moved to nominate Howard Rippy as Secretary.

All nominations closed.

*John Frey moved to approve all nominations, seconded by Gary Booth. Motion passed 5-0.*

**IV. 2020 Meeting Schedule – 2<sup>nd</sup> Wednesday of each month @ 1:00 pm**

*John Frey moved to approve the 2020 Meeting Schedule – 2<sup>nd</sup> Wednesday @ 1:00 pm, seconded by Phil Littell. Motion passed 5-0.*

**V. Old Business**

**A. Indiana American Water** – Board members requested a follow up on the payment due from Indiana American Water for reimbursement of engineering fees RDC. Payment has not yet been received and an invoice will be sent as a follow up payment inquiry.

**VI. New Business**

**A. 2020 HWC Consulting Contract** – *Howard Rippy moved to approve the 2020 HWC Consulting Contracts, seconded by John Frey. Motion passed 5-0.*  
*[{See Attached}](#)*

**B. 2020 BCS Management Contract** - Ms. Beregszazi stated her agreement with the RDC is for time and materials and she will submit a contract revision of her scope to include site development.

## V. Reports:

### A. Auditor Jennifer Andel – RDC Treasurer

Auditor Andel distributed the allocations of TIF Revenue to Ongoing Expense Account and Excess Accounts to through January 7, 2020. Fall settlement: \$584,310.60 – Ending balance - \$5,046,382.62. The 2017 Construction Funds will be used to make upcoming payments. [{See Attached}](#)

### B. Jeff Peters – Peters Municipal Consulting Financial Management Report, Budget, Fund Balance & Amortization

Jeff Peters discussed with Board members available projected funds for 2020, 2021 & 2022. Mr. Peters stated at this time the financing of the sewer plant expansion is not feasible with the estimated TIF Revenue. Board members discussed making a recommendation to the RSD to have a rate study of the current rates and determine a plan moving forward with a goal for the RSD to be a stand-alone utility without financial dependency on the RDC and TIF funds. Mr. Rippy reminded the Board that the TIF revenue is considered tax dollars to be used for these kinds of projects. [{See Attached}](#)

### C. BCS Management Report – Lana Beregszazi stated she is in the process of reviewing the GAI work orders completed and exactly what deliverables have been receive. She is in the process of determining if the cost of Work Order #4 as proposed by GAI is in line with industry standards. She has contacted Lochmueller and requested an estimated “ballpark” of appropriate fees. After further discussion,

*John Frey moved to request an additional appropriation of \$471,000 from the Council to finance the design and permitting fees for the treatment plant expansion project, and seconded by Phil Littel. RDC Treasurer Jennifer Andel advised she would prepare the additional appropriation forms. 5-0 votes in favor.*

### D. Regional Sewer Board Report – Dan Guard stated the Vision/Goal/Idea for the Nucor corridor is to attract more people, be self-sufficient to break even and bring people in to expand the tax base.

### E. Morphew Consulting Report – Cheryl Morphew reported she received three business attraction leads: Project Trent, Project Pickled Pepper & Project Lynx. [{See Attached}](#)

## VI. Approve Claims

Taylor, Chadd, Minnette, Schneider, and Clutter - \$361.00

CRMorphew Consulting, LLC - \$6,000.00

Peters Municipal Consulting - \$502.63

HWC Engineering - \$5,850

**TOTAL: \$12,713.63**

*John Frey moved to approve claims as presented, seconded by Howard Rippy, Jr. Motion passed 5-0.*

## VII. Adjournment:

With no other business to come before the Commission, *John Frey moved to adjourn the meeting, seconded by Gary Booth. Motion passed 5-0.*

The meeting adjourned at 4:50 p.m.

Next regularly scheduled meeting will be Wednesday, February 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 February, 2020.

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Ron Dickerson, President