

MEETING MINUTES
Montgomery County Redevelopment Commission
Thursday, March 12, 2020

I. Call to Order and Roll – Chairman Ron Dickerson

The Montgomery County Redevelopment Commission met on Thursday, March 12, 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, Howard Rippy and Phil Littell.

Also present were DC Chadd - Taylor, Chadd, Minnette, Schneider & Clutter, Jeff Peters – Peters Municipal Consulting, Lana Beregszazi & Grant Schouweiler – BCS Management, Troy Swan – HWC Engineering, Shannon Killion – GAI Consulting; County Administrator Mark Casteel, Lori Dossett - Commissioners' Executive Assistant, and Jim Peck - County Engineer.

II. Consideration of Minutes – February 12, 2020:

Mr. Frey moved to approve the February 12, 2020 minutes as presented, seconded by Mr. Booth. Motion passed 5-0.

III. Old Business

A. BCS Management, Inc. – Website Development & Maintenance

Ms. Beregszazi explained the importance of a standalone website for the Redevelopment Commission to attract developers. The new website would have a new and fresh approach to marketing Montgomery County. Mr. Schouweiler stated the new RDC website would be designed for developers whom for instance: new project looking for certain aspects to a parcel. The new design would include auto programming to include key words to draw the developer to the site. After further discussion, *Mr. Littell moved to approve the BSC Management, Inc.'s website design proposal in the amount of \$12,500 for the design and not-to-exceed \$800 per/month for maintenance. Secoded by Mr. Frey. Motion carried 5-0.*

IV. New Business

A. Appoint Overlay District Standards Committee – Appointment tabled.

V. Reports:

A. Jeff Peters – Peters Municipal Consulting – 2019 Annual Report

Mr. Peters reviewed the 2019 Annual Report with the Board members and stated the report will also have to be approved by the County Commissioners and then submitted State of Indiana through the Gateway portal by April 15th. *Mr. Frey moved to approve the 2019 Annual Report as presented. Secoded by Mr. Rippy. Motion carried 5-0.*

B. BCS Management Report – Grant Schouweiler

Mr. Schouweiler reported to the Board that he has been having initial discussions with landowners inquiring if there is or would be a future interest in selling the land for development. Those discussions included what they would like to see developed on their land in the future. Some landowners expressed being open for offers is where the RDC could act as a 3rd party in negotiations with developers. Mr.

Schouweiler explained the various tools the RDC can use for incentives. The Board indicated an interest in meeting in Executive Session to discuss a budget for incentives and discuss parameters, strategies and offers.

C. HWC Engineering Report – Troy Swan

Mr. Swan reported that American Water is moving forward and are currently working obtaining land easements.

D. RSD Report – Lana Beregszazi

Ms. Beregszazi advised that the RSD has authorized moving forward with an RFQ approach and the bid advertisements have gone out.

Wastewater Treatment Plant Expansion is not as high and the flows have not increased. Ms. Beregszazi stated she will be presenting an operations budget and will also be recommending that the RSD have a rate study done to determine what rates should be to keep the RSD operating. She will also be proposing a Septic Tank Elimination project for the Mace/Linnsburg area.

VI. Approve Claims

BCS Management, Inc. - \$5,264.30
Taylor, Chadd, Minnette, Schneider, and Clutter - \$722.00
Peters Municipal Consulting - \$2,425.56
GAI - \$55,000
CRMorphew Consulting - \$906.25
TOTAL: \$64,318.11

*Mr. Frey moved to approve claims as presented, seconded by Mr. Booth.
Motion passed 5-0.*

VII. Adjournment:

With no other business to come before the Commission, *Mr. Frey moved to adjourn the meeting, seconded by Mr. Booth. Motion passed 5-0.*
The meeting adjourned at 2:30 p.m.

Next regularly scheduled meeting will be Wednesday, April 8, 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 April, 2020.

Ron Dickerson, President

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