

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, JUNE 10, 2020

I. Call to Order and Roll – Chairman Ron Dickerson

The Montgomery County Redevelopment Commission met on Wednesday, June 10, 2020 through a virtual Zoom meeting.

In Person: Commission members Ron Dickerson; John Frey; Gary Booth. Also present, County Administrator Mark Casteel; and Commissioners' Executive Assistant Lori Dossett.

Remote Participants: Commission member Phil Littell & Howard Rippy. Also participating Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter; Jeff Peters – Peters Municipal Consulting, Lana Beregszazi & Grant Schouweiler – BCS Management, Chris Hamm – HWC Engineering, County Engineer James Peck (entered @ 1:30pm); Auditor Jennifer Andel; and Wing Lau – American Structurepoint.

II. Consideration of Minutes – May 13, 2020

*Mr. Frey moved to approve the May 13, 2020 minutes as presented.
Seconded by Mr. Littell. 4 votes in favor. 1 abstain (Booth) Motion passed.*

III. Old Business

A. BCS Management, Inc. - Update RDC Website Development

Grant Schouweiler advised the Redevelopment Commissioner website: www.montgomeryrdc.com has launched. Mr. Schouweiler & Ms. Beregszazi reminded the Board that the website is a living document and will be continually updated and requested ongoing input from the RDC. There will be a link to the new Redevelopment Commission website on the current County Website. Phil Littell commented that he observed old pictures and references to items marked as draft. Mr. Hamm will provide clean copies of the Economic Development Plan and others. Ms. Morpew also offered to provide her thoughts on the new website as well.

B. CR3000S & Nucor Road Corridor Study – American Structurepoint

Wing Lau, American Structurepoint reviewed with the Board members a draft of the CR3000S & Nucor Road Corridor Study. He advised he will be requesting input on a priority list from the Board of the 10 proposed segments of the projects and recommended the priority for the first stages of the project to be: Segment 3 - #1; Segment 2 - #2; Segment 3 - #3. The first stages of the project would be the construction of an Interim Truck By-pass. The remaining segments will involve State and Federal funding. [{Attached}](#)

IV. New Business

SR136 & Nucor Road Project – Mr. Booth questioned why the engineering for the project isn't being funded by the RDC. He stated there are better uses of the County's funds and "let the RDC pick up the costs".

V. Reports

A. RDC Treasurer – Auditor Jennifer Andel

Ms. Andel stated that the transfer of funds from Regions Bank of \$18,467.53 to the County has been completed. Ms. Andel continued her preliminary estimate after the June settlement to the Nucor TIF will be \$636,941.55 and distributed the current RDC fund balances report: [{RDC Funds Ledger}](#)

B. Financial Consultant – Jeff Peters

Mr. Peters advised the Board will need to determine an amount for incentive monies to property owners willing to sell to developers. The costs can be prioritized. Mr. Frey stated with no water BAN that changes significantly how have to spend. Previously the Board approved \$470,000 for engineering work to expand the WWTP, if the capacity is not as high as previous determined, those funds would also be available.

C. BCS Management – Lana Beregszazi & Grant Schouweiler

Ms. Beregszazi explained she has been working on a project idea with the Regional Sewer Board which would extend the wastewater collection system to serve the Mace/Linnsburg area consisting of 100 homes which is outside of the current TIF. The project would involve implementing a Septic Tank Elimination Program (STEP) and would move the Sewer Board towards being self-sustained. She suggested that the work could be done simultaneously with the proposed new road project previously discussed. An initial step would be a community outreach presentation. Mr. Frey added that there are drainage issues in those two communities and it would help the situation of the septic systems were to also be improved.

Mr. Schouweiler stated that he has been working with Cheryl Morphew and Attorney Dan Taylor on letters of commitment for the property owners he has been working with that are willing to sell property for future development. Mr. Schouweiler stated that he has had promising communication with a developer of a large amount of experience in commercial and hospitality development. He stated that he will be taking them on a tour of Montgomery County to showcase what potential the area has to offer. Mr. Frey added that in a virtual meeting himself, Ron Dickerson, Councilman Tom Mellish & Grant met with representatives of the development company and as a result the development company stated that the RDC is doing what it takes to move the County forward. Mr. Peters stated a determination will need to be made in the future on how to utilize the RDC funds for economic development and it could end up with a variety of options and may be a mixture of different strategies.

D. HWC Engineering – Chris Hamm Engineer

Mr. Hamm advised that they have finished the residential/non-residential and will plan to circulate the document before the next meeting in July.

E. Legal - Attorney Taylor

Attorney Taylor stated that the Certificate of Compliance and Completion has been sent to the trustee. Mr. Taylor added that he has been working on a draft of the sub-division control ordinance to bring it into compliance with State statute and he will share the draft with Mr. Hamm for his input.

F. Morphey Consulting – Cheryl Morphey

Ms. Morphey stated she has responded to five business inquiries which included three requests for land and two requests for existing buildings.

VI. Approve Claims

Date	Invoice #	Payee	Description	Total
14-May	1737	BCS Management, Inc.	Tech & Manage Services - 50% Contract (Website)	\$ 6,250.00
2-Jun	1745	BCS Management, Inc.	May Management Services - 32 hours-39 min	\$ 3,045.10
5-Jun	1756	BCS Management, Inc.	Tech & Manage Services - FINAL (Website)	\$ 3,750.00
26-May	127813	American Structurepoint	April, 2020 Services	\$ 24,765.05
29-May	8143	TCMS&C	RDC Professional Services - May, 2020	\$ 899.00
29-May	8149	TCMS&C	RDA Professional Services - May, 2020	\$ 718.00
1-Jun	11146	Peters Municipal Consultants	May, 2020 Services	\$ 805.44
1-Jun	2020-10	CRMorphey Consulting	May Services 5.75 hours @ \$125 p/h	\$ 718.75
			TOTAL CLAIMS	\$ 40,951.34

Mr. Frey moved to approve claims as presented. Seconded by Mr. Littell. Motion passed 5-0.

VII. Other Business

Board members viewed a YouTube video produced by WIN regarding a Broadband initiative to be launched within the next few weeks.

VIII. Adjournment:

With no other business to come before the Commission, *Mr. Frey moved to adjourn the meeting. Seconded by Mr. Rippy. Motion passed 5-0.*

The meeting adjourned at 1:58 p.m.

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

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 8th day of July, 2020.

Ron Dickerson, President