

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**WEDNESDAY, AUGUST 12, 2020**

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

The Montgomery County Redevelopment Commission met on Wednesday, August 12, 2020 via a virtual Zoom meeting.

**In Person:** Commission members Ron Dickerson; Gary Booth. Also present, County Engineer James Peck; and Commissioners Executive Assistant Lori Dossett.

**Absent:** John Frey.

**Remote Participants:** Commission member Phil Littell & Howard Rippy. Also participating Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter; Chief Deputy Auditor Mindy Byers; Jeff Peters – Peters Municipal Consulting, Cheryl Morphew – CRMorphew Consulting; Lana Beregszazi & Grant Schouweiler – BCS Management, Patrick O’Neill – HWC Engineering.

**II. Consideration of Minutes – July 8, 2020**

*Mr. Booth moved to approve the July 8, 2020 minutes as presented.  
Seconded by Mr. Rippy. Motion passed 4-0.*

**III. Old Business**

**A. CR3000S & Nucor Road Corridor Study – American Structurepoint**

County Engineer James Peck stated Structurepoint has submitted the CR300S & Nucor Road Corridor Study to Tim Watson @ INDOT for review.

**IV. New Business**

**A. Schedule 2020 RDC Annual Stakeholders Meeting**

Board members discussed having the 2020 RDC Annual Stakeholders Meeting via Zoom and Jeff Peters will prepare the annual financial reports.

**V. Reports**

**A. Legal - Attorney Taylor**

Attorney Taylor stated the Board will need to keep an eye on the TIF collections coming in for the second half of the year.

**B. RDC Treasurer – Chief Deputy Auditor Mindy Byers –** Deputy Byers stated the overall tax collections were better than expected and will provide a detailed collections report before the next meeting.

**C. Financial Consultant – Jeff Peters –** Mr. Peters discussed a cash flow issue if there is a permanent reduction of revenue. TIF Neutralization – parcels in TIF continue to get their fair share of tax base. 2020 - \$1.28 million assessed value; 2021-\$1.5 million – if no appeals in increment.

**D. BCS Management – Lana Beregszazi** – Ms. Beregszazi discussed the proposed expansion of the wastewater treatment plant and various funding options including a BOT. After discussion, Board members agreed the request for funding for a sewer expansion should come from the Regional Sewer Board.

**Grant Schouweiler Activity Report** - Mr. Schouweiler stated he emailed out the RFP's to marketing and development firms and the proposals are due by noon, August 28, 2020. The current review committee members are: Ron Dickerson, John Frey, Grant Schouweiler, Cheryl Morphew & Chris Hamm. Mr. Dickerson invited other Board members to serve on the committee.

**D. Economic Development – Cheryl Morphew** – Five leads, all but one for existing buildings. Mr. Booth questioned if there is much going on during the current pandemic and Ms. Morphew stated that the lead activity remains strong.

**E. HWC Engineering – Patrick O’Neill** – Mr. O’Neill attended the meeting in the absence of Chris Hamm. No HWC report.

**G. Regional Sewer Board Report** – No report.

**VI. Other Business**

Mr. Dickerson reviewed the update from Indiana American Water that had been circulated to the Board members. A Court hearing has been scheduled on the condemnation and the Courts will appoint appraisers and when the appraiser reports are received by the Court, Indiana American Water will be able to proceed with the project.

**VII. Approve Claims**

Date	Invoice #	Payee	Description	Total
3-Aug	1785	BCS Management, Inc.	July Management Services - 27h 59m	\$ 2,387.60
3-Aug	1786	BCS Management, Inc.	July Website Maintenance - 36h 42m	\$ 3,549.01
24-Jul	129727	American Structurepoint	3005 & Nucor Corridor Study - June, 2020 Services	\$ 16,356.00
27-Jul	8637	TCMS&C	RDC Professional Services - July, 2020	\$ 475.00
3-Aug	11179	Peters Municipal Consultants	July, 2020 Services	\$ 3,168.56
2-Aug	2020-15	CRMorphew Consulting	July, 2020 Services 5 hours @ \$125 p/h	\$ 625.00
1-Jul	2017-123-0024	HWC	On-call Services May 25 to June 28, 2020	\$ 1,372.00
1-Aug	2017-123-0025	HWC	On-call Services June 29 to July 26, 2020	\$ 1,960.00
1-Apr	2017-123-0022	HWC	On-call Services Feb 24 to June 28, 2020	\$ 1,439.50
1-Jul	2018-025-S-0012	HWC	I74/US231 Interchange May 25 to June 28, 2020	\$ 650.00
			<b>TOTAL CLAIMS</b>	<b>\$ 31,982.67</b>

*Mr. Littell moved to approve claims in the amount of \$31,982.67. Seconded by Mr. Rippy. Motion passed 4-0.*

**VIII. Adjournment:**

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

The meeting adjourned at 1:48 p.m.

Next regularly scheduled meeting will be held on Wednesday, September 9, 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 9th day of September, 2020.

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Ron Dickerson, President