

MEETING MINUTES  
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION  
WEDNESDAY, FEBRUARY 10, 2021

**Call to Order – Chairman Ron Dickerson @ 1:00 pm**

The Montgomery County Redevelopment Commission met on Wednesday, February 10, 2021 via a virtual Zoom meeting & in person at 110 West South Boulevard, Crawfordsville, Indiana.

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

**Remote Participants:** Commission members Phil Littell, John Frey & Julie Hess. Also participating: Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter; Auditor Jennifer Andel; Jeff Peters – Peters Municipal Consulting, Pat O’Neil & Chris Hamm – HWC Engineering; Katlyn Shergalis – Lochmueller; CRMorphew Consulting - Cheryl Morphew; Lana Beregszazi – BSC Management.

**Consideration of Minutes – January 20, 2021**

*Mr. Frey moved to approve the January 20, 2021 regular meeting minutes as presented. Seconded by Mr. Booth. Motion passed 4-0.*

**New Business**

**RDC 2020 Annual Report**

*Mr. Frey moved to approve the RDC 2020 Annual Report. Seconded by Mr. Littell. Motion passed 4-0.*

**Lochmueller Agreement Task Order #4 - \$271,300**

Katlyn Shergalis from Lochmueller explained Task Order #4 would take the intersection upgrade at Nucor Road and US136 project to 50% completion.  
*Mr. Frey moved to approve the Lochmueller Agreement Task Order #4 as presented. Seconded by Mr. Littell. Motion passed 4-0.*

**Reports**

**Auditor Jennifer Andel – RDC Treasurer** – Ms. Andel reviewed the ledger to-date of the RDC funds through today’s date. ([See Attached](#))

**Financial Consultant – Jeff Peters** – Mr. Peters advised he will be working with Auditor Andel to submit the annual report to Gateway.

**BCS Management – Lana Beregszazi** – Ms. Beregszazi stated BCS will reach out to the property owners in the Nucor corridor and continue their scope to develop a site inventory.

**Legal - Attorney Taylor** – Attorney Taylor stated that he spoke with Lisa Lee regarding the payoff for the BAN. It is a 60-day process and the RDC can pay

off the BAN at any time. It will be done by resolution when Jeff Peters provides the calculations of the amount. The consensus of the Board is there is no reason to wait and the payoff will free up the RDC's cash flow. The resolution will be on the March 10<sup>th</sup> RDC meeting agenda for consideration.

**HWC Engineering – Chris Hamm** – Mr. Hamm stated that they are starting to update the economic development plan and will provide information to the Board how it impacts strategies over the next couple of months. HWC is also working on the County's communications internal and external and will have a report within the next two months.

**Economic Development – Cheryl Morphew** – Ms. Morphew stated that the lead activity was less than usual next month.

### Approve Claims

Date	Invoice #	Payee	Description	Total
2-Feb	1901	BCS Management, Inc.	January Project Support 24h 11m	\$ 2,930.35
2-Feb	1902	BCS Management, Inc.	January Web Support 15h 37m	\$ 1,133.85
28-Jan	104236	TCMS&C	January, 2021 services	\$ 1,164.00
1-Feb	15022	Peters Municipal Consultant	January, 2021 services	\$ 555.46
1-Dec	2017-123-S-029	HWC Engineering	On Call Services - 10-26 to 11-29-20	\$ 1,420.00
2-Jan	2017-123-S-030	HWC Engineering	On Call Services - 11-30 to 12-31-20	\$ 279.60
29-Jan	2159288	GAI	Nucor WWTP Design & Constrt Admin 12-20 to 1-16-21	\$ 51,438.14
1-Feb	2021-4	CRMorphew Consulting	January, 2021 1.75 hours	\$ 218.75
			<b>TOTAL CLAIMS</b>	<b>\$ 59,140.15</b>

*Mr. Frey moved to approve claims in the amount of \$59,140.15 for payment. Seconded by Mr. Booth. Motion passed 4-0.*

### Adjournment

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

The meeting adjourned at 1:48 p.m.

Next regularly scheduled meeting will be held on Wednesday, March 10, 2021 @ 1:00 pm.

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

Respectfully Submitted,

Howard Rippey, Jr., Secretary

Approved this 8th day of March, 2021.

A handwritten signature in black ink that reads "Ron Dickerson". The signature is written in a cursive style with a large, sweeping initial "R".

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Ron Dickerson, President