

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**WEDNESDAY, JANUARY 20, 2021**

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

The Montgomery County Redevelopment Commission met on Wednesday, January 20, 2021 via a virtual Zoom meeting & in person at 110 West South Boulevard, Crawfordsville, Indiana.

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

**Remote Participants:** Commission members Phil Littell & Julie Hess. Also participating: Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter; Auditor Jennifer Anel; 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 – December 2, 2020**

*Mr. Littell moved to approve the December 2, 2020 regular meeting minutes as presented. Seconded by Mr. Rippy. Motion passed 4-0.*

**Election of Officers - Chairman & Vice Chairman**

*Mr. Littell moved to keep the same officers as last year - Ron Dickerson, Chairman and John Frey, Vice Chairman. Seconded by Mr. Booth. Motion passed 4-0.*

**Welcome New Board Member – Julie Hess representing South Montgomery Schools.**

**2021 Meeting Schedule**

*Mr. Booth moved to keep the same schedule as last year – 2<sup>nd</sup> Wednesday of each month @ 1pm. Seconded by Mr. Littell. Motion passed 4-0.*

**Old Business**

**Lochmueller Report – Nucor Road/136 Project**

Katlyn Shergalis explained to the Board that County Administrator Tom Klein and County Engineer James Peck are now included on the monthly progress meetings. Lochmueller will be presenting a proposal for additional survey work and to get the plans to 50% completion. The environmental work is continuing and Section 106 of the environmental will take up to six months to complete. Since no funding has been secured she is assuming that federal funding will be needed for the \$15,000,000 project. The environmental 401, 404 permit has to be completed to final design and right of ways cannot be purchased until the environmental documentation is completed.

## New Business

Mr. Dickerson raised a question to the Board asking what they want to see accomplished in 2021. Is the goal to incentivize residential development? “What do we want to try to do?” “What areas do we want to see developed besides the Nucor Corridor?” The longstanding goal of providing water to the area of SR32 & I74 will be close to completion in June or July of this year. Phase 2 to provide water on Nucor Road to CR100S will be ready to proceed if the Board believes it is the right thing to do at this time. After discussion, Board members agreed that until there is a need for water for some sort of development it does not make sense to incur those costs that could include a pump and an elevated tank estimated to cost \$3,000,000. Mr. Dickerson questioned the Board if they would like to see a meeting scheduled with the Council, Commissioners and Sewer Board to make sure that everyone is on the same page as far as the RDC goals. Board members agreed that a meeting should take place. He asked that the Board be thinking about other projects or ideas to accomplish moving forward.

Mr. Dickerson added that the Holladay properties agreement had been removed from today’s agenda for the reason that they are still working on an agreement of exactly they want Holladay properties to deliver. Holladay is marketing commercial for the Commissioners. Currently no one is marketing residential. HWC will be presenting an agreement to do a residential marketing study. The same statements are always made, “we have no housing”. At the next RDC meeting more discussions will be had on the residential side. Job creation continues to be the main goal.

## Reports

**Auditor Jennifer Andel – RDC Treasurer** – Ms. Andel reviewed the ledger to-date of the RDC funds (attached).

**Financial Consultant – Jeff Peters** – Mr. Peters asked that all of the contracts be reviewed to determine the amount of the 2020 funds to be encumbered. *Mr. Littell moved to approve encumbrances from the 2020 RDC Budget. Seconded by Mr. Rippy. Motion carried 4-0.*

**Legal - Attorney Taylor** – Attorney Taylor stated that he is working with Lisa Lee to determine if there are any ramifications and any details of the exact procedure to pay off the BAN early.

Mr. Taylor will conduct the RDC’s Annual Training in February. Upcoming deadlines: March – Approve Annual Report before April 15<sup>th</sup>. The Annual Report then has to be presented to the Commissioners and the Council for their approval. In May the RDC will have to determine if there is Excess AV.

**BCS Management – Lana Beregszazi** – Ms. Beregszazi stated the WWTP Expansion project is at 60% design. Their working group consists of

representatives from GM Financing, Bowen Construction and Astbury. The group has approved the general drawings. Ms. Beregszazi stated that she does not have a formal activity report. She requested that she be included in the discussions with Lochmueller. The focus should be on site readiness. She added that she should be the person to coordinate the activities and should be involved if Ms. Morphew gets any inquiries. She asked if the Board had considered expanding the TIF District. Mr. Dickerson stated that the matter had been discussed and discussions will continue to determine if the current TIF should be expanded or develop a new TIF in another area of the County. The RDC website has shown 100% web traffic increase.

**HWC Engineering – Chris Hamm – No report.**

**Economic Development – Cheryl Morphew –** During the holidays, leads are historically slow so only two business leads came through during that time and she will continue to monitor any new leads.

### Approve Claims

Date	Invoice #	Payee	Description	Total
6-Jan	1885	BCS Management, Inc.	December Web Maint	\$ 729.17
6-Jan	1886	BCS Management, Inc.	December Management Services	\$ 2,359.99
9-Sep	705988	Lochmueller Group	Professional services thru 8-31-20	\$ 23,873.00
21-Dec	911177	Lochmueller Group	Professional services thru 11-30-20	\$ 31,719.68
30-Dec	10122	TCMS&C	December, 2020 Services	\$ 608.00
4-Jan	10261	Peters Municipal Consultant	December, 2020 Services	\$ 401.87
31-Dec	2158212	GAI	Nucor WWTP Design & Constrt Admin 11-15 to 12-19-	\$ 30,634.71
5-Jan	2121-02	CRMorphew Consulting	December, 2020 Services 4 hours	\$ 500.00
<b>TOTAL CLAIMS</b>				<b>\$ 90,826.42</b>

*Mr. Littell moved to approve claims in the amount of \$90,826.42 for payment. Seconded by Mr. Rippy. Motion passed 4-0.*

### Other Business

Mr. Dickerson asked the Board members to keep John Frey and his family in their thoughts and prayers for the recent passing of his father.

### 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 1:58 p.m.

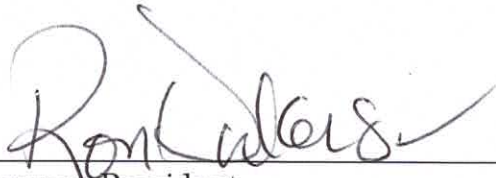
Next regularly scheduled meeting will be held on Wednesday, February 10, 2021 @ 1:00 pm.

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 10 day of February, 2021.

A handwritten signature in black ink, appearing to read "Ron Dickerson", written over a horizontal line. The signature is stylized and cursive.

Ron Dickerson, President