

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**WEDNESDAY, SEPTEMBER 8, 2021**

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

The Montgomery County Redevelopment Commission met on Wednesday, September 8, 2021 via a virtual Zoom meeting & in person at 110 West South Boulevard, Crawfordsville, Indiana.

**In Person:** Commission members Ron Dickerson; John Frey; Howard Rippy; Gary Booth; Phil Littell; and Julie Hess. Attorney Dan Taylor -Taylor, Chadd, Minnette, Schneider & Clutter; Cheryl Morphew – CRMorphew Consulting; County Engineer Jim Peck; Deckard Engineering – Roger Azar; and Commissioners Executive Assistant Lori Dossett.

**Remotely:** Also participating: Auditor Jennifer Andel; Jeff Peters – Peters Franklin LTD, Davis Lanam– BCS Management; Ryan Pattenau – Lochmueller; David Holt – Holladay Properties.

**Consideration of Minutes – July 14, 2021 & August 11, 2021**

*Mr. Littell moved to approve the July 14, 2021 & August 11, 2021 regular meeting minutes. Seconded by Mr. Frey. Motion passed 5-0.*

**New Business**

**Approval to Pay Water BAN**

*Mr. Littell moved to approve to pay the Water BAN. Mr. Frey seconded. Motion passed 5-0.*

**Lochmueller Amendment No. 1 – Construction Inspection - \$430,000**

Lochmueller will provide one (1) full-time Resident Project Representative. Project Representative will review the construction schedule prepared by the Contractor for compliance with the Contract.

*Mr. Frey moved to approve the Lochmueller Amendment No. 1. Seconded by Mr. Booth. Motion passed 5-0.*

**Addendum to Indiana-American Water Agreement**

The Addendum to Indiana-American Water Agreement has been previously approved by the Commissioners. The Addendum provides for the financing to extend the water line down Nucor Road to Comfort Drive and to install a water tower. IAW will design, construct, own and operate the water distribution system upon timetables later agreed by the parties. The RDC shall contribute \$300,000 to INAW within 30 days of invoicing with an additional \$350,000 to be contributed by November 17,

2021, to cover the actual costs of design and permitting, currently estimated at \$650,000, and purchase of real estate for the location of the elevated storage tank, in order to lower the amount of the surcharge to ratepayers. Montgomery County and/or the RDC shall pay the full and actual costs of the construction of Phase 2 of the project, which is estimated at \$15,000,000. The first payment of \$3,700,000 shall be made within 30 days of invoicing for the actual cost of construction through the in-service date with a final payment due within 30 days of invoicing for finish work on phase 2 of the project.

*Mr. Frey moved to approve the Addendum to Indiana-American Water Agreement. Seconded by Mr. Littell. Motion passed 5-0 votes in favor.*

### **Resolution 2021-2: Resolution of Declaration of Official Intent to Reimburse Expenditures**

The RDC hereby declares its official intent to finance the cost to construct the Project and to provide reimbursement for the costs of the construction Project with proceeds of either temporary or long term debt to be incurred by or on behalf of the Commission in an amount not to exceed \$7,000,000 for purposes of paying or reimbursing costs of the project and to issue debt.

*Mr. Howdy moved to approve Resolution 2021-2. Seconded by Mr. Frey. Motion passed 5-0 votes in favor.*

### **Resolution 2021-3: Bond Resolution**

Commission finds and determines that in order to proceed with the planning, re-planning, development and economic development of the Area, it is necessary for the Commission to issue revenue bonds of the District, in the name of the County, payable from Tax Increment and, to the extent Tax Increment is not sufficient, from a special benefits tax levied and collected on all taxable property within the District ("Special Benefits Tax") allocated and deposited as provided in this Resolution, in the aggregate principal amount not to exceed Two Million Seven Hundred Fifty Thousand Dollars (\$2,750,000) ("Bonds"), for the purpose of procuring funds to be applied on the cost of the construction of road, sanitary sewer and drainage infrastructure improvements and extensions in, serving or benefiting the Area, together with all necessary appurtenances, related improvements and equipment ("Project"), redeeming the Notes, if issued, funding a debt service reserve, capitalized interest and a bond insurance premium, if necessary, and incidental expenses incurred in connection with the Project as provided in the Act and costs associated with issuance of the Notes and the Bonds.

*Mr. Frey moved to approve Resolution 2021-3. Seconded by Mr. Littell. Motion passed 5-0 votes in favor.*

## **Reports**

**Auditor Jennifer Andel – RDC Treasurer** – Ms. Andel reviewed the ledger of the RDC funds through today's date.

**Financial Consultant – Jeff Peters** – Mr. Peters updated the funding model.

### **Additional Appropriation**

*Mr. Frey moved request an additional appropriation in the amount of \$150,000. Mr. Booth seconded. Motion carried 5-0 votes in favor.*

**Legal Report** – No report at this time.

**Cheryl Morphew – Economic Development** – Ms. Morphew stated the recent Job Fair had 44 employers and 250 job seekers. On-site interviews were done and she will provide a summary report at the meeting next month.

**BCS Management Report – Davis Lamm** – No report.

**Holladay Properties – David Holt** – Mr. Holt stated he has some contingent agreements with Tempur and he should have a good report in October.

**HWC – Chris Hamm** – No report.

### **Approve Claims - \$69,737.12**

*Mr. Frey moved to approve the claims in the amount of \$69,737.12. Mr. Littell seconded. Motion passed 5-0 votes in favor.*

### **Other Business**

#### **Adjournment**

*With other further business to come before the Commission, Mr. Frey moved to adjourn the meeting. Mr. Booth seconded. Motion passed 5-0 votes in favor.*

The meeting adjourned at 2:50 p.m.

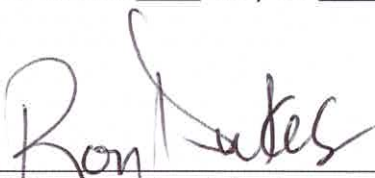
Next regular meeting will be held on Wednesday, October 13, 2021 @ 1:00 pm.

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 13th day of October, 2021.



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Ron Dickerson, President