

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, MARCH 9, 2022

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

The Montgomery County Redevelopment Commission met on Wednesday, March 9, 2022 via a virtual Zoom meeting & in person at South Boulevard County Building, 110 W South Boulevard, Crawfordsville, Indiana.

In Person: Commission members Ron Dickerson; John Frey; Phil Littell; Rex Ryker, Gary Booth and Julie Hess. Attorney Dan Taylor -Taylor, Chadd, Minnette, Schneider & Clutter; County Engineer Jim Peck; County Administrator Tom Klein; and Commissioners Executive Assistant Lori Dossett.

Remotely: Also participating: Cheryl Morphew – CRMorphew Consulting; Jeff Peters – Peters Franklin LLC; Lana Beregszazi – BCS Management; Ryan Pattenaude – Lochmueller; GAI - Scott Hornsby; and Auditor Jennifer Andel.

New Business

Resolution 2022-3 – Pledging Senior TIF Revenues - Pledge of Senior TIF Revenues to the payment of debt service on the 2022 Bonds issued to fund the Project, will help accomplish the Plan for the Area and will promote the economic development and redevelopment of the County and the Area. *Mr. Frey moved to approve Resolution 2022-3. Seconded by Mr. Booth. Motion carried 5-0 votes in favor.*

Economic Development Department – Attorney Taylor stated the County has created an Economic Development Department and established an Economic Development Authority, which will serve as an oversight committee for the Economic Development Department. The EDA Board consists of the following representative members: Commissioners John Frey, Jim Fulwider and Dan Guard; Plan Commission Member Steve Loy; County Council Members President Tom Mellish and Vice President David Hunt; Redevelopment Development Commission President Ron Dickerson.

County Administrator Tom Klein has been appointed as the lead of the Economic Development Department in the interim. The EDA has expressed a desire to begin the search for a full-time Economic Development Director or to hire additional staff.

RDC 2021 Annual Report

Mr. Ryker moved to approve the 2021 Annual Report. Seconded by Mr. Littell. Motion passed 5-0 votes in favor.

Staff Reports

Attorney Dan Taylor – Mr. Taylor stated the RDA would be closing on March 16, 2022 instead of the middle of April as originally planned due to the current volatility of the market. RDA Members are Brad Monts, Greg Morrison & John Frey.

Lochmueller – Ryan Pattenau – Mr. Pattenau stated the project is currently having an issue with the damage to the existing road and one solution will be to disc in cement and stabilizer.

RDC Treasurer Jennifer Andel – Ms. Andel distributed the monthly disbursements.

Economic Development Cheryl Morpew – Ms. Morpew informed the Board today is her last meeting with the Redevelopment Commission. The Board expressed their thanks to Cheryl for her economic guiding efforts.

BCS Management Lana Beregszazi – Ms. Beregszazi stated she has started working with Thrive West Central on the EDA grant environmental study. Without employer support and the lack of interest, they will not be moving forward.

Peters Franklin, LLC Jeff Peters – Mr. Peters stated the Annual Report is due to the executive and fiscal body by April 15. Mr. Peters stated his analysis of the proposed Envoy Residential Project has determined that a residential TIF would not provide sufficient income to support the project. In light of the recent legislation passed, Mr. Peters asked that the Board not look at future years' income. Eighty-eight percent of the \$1.4 million TIF revenue is the Nucor property. There is a stopgap in the legislation which states that any previous commitments will be honored.

RSD Report – Ms. Beregszazi stated that GAI has lost several engineers over the past few months. The plant extension is at 90% design. An Opinion Probable Construction Cost (OPCC) will be prepared and submitted to the Board.

Approve Claims - \$140,304.26

Mr. Littell moved to approve the \$140,304.26 claims. Seconded by Mr. Frey. Motion carried 5-0 votes in favor.

Adjournment

With no further business to come before the Commission, Mr. Frey moved to adjourn the meeting. Motion carried 5-0.

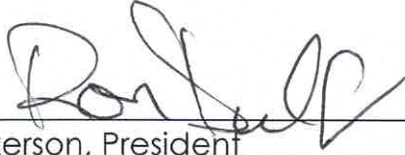
The meeting adjourned at 1:42 p.m.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Rex Ryker RDC Secretary.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 13th day of April 2022.

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

Ron Dickerson, President