

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, APRIL 13, 2022

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

The Montgomery County Redevelopment Commission met on Wednesday, April 13, 2022 via a virtual Zoom meeting & in person at Montgomery County Government Center, 1580 Constitution Row Room E-109, 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; Lana Beregszazi – BCS Management; and Commissioners Executive Assistant Lori Dossett.

Remotely: Also participating: Jeff Peters – Peters Franklin LLC; Ryan Pattenau & Greg Budd – Lochmueller; Dan Phair – Holladay Properties; and Auditor Jennifer Andel.

Approval of Meeting Minutes – March 9, 2022

Mr. Frey moved to approve the March 9, 2022 minutes. Seconded by Mr. Littell. Motion carried 5-0 votes in favor.

New Business

Update Nucor Assessed Value – Mr. Taylor discussed the new personal property tax law recently passed regarding assessed values in regards to steel mills. He noted they are still in the process of evaluating the impact on the Nucor TIF.

Tempur Bonds – Mr. Taylor stated the RDA bonds sold on March 26, 2022 and will close on April 19, 2022. The EDC bonds have also sold and will close on April 19, 2022. The interest rate for the bonds is 3.75%. He added moving up the bond sale and closure was a good financial move for the County. The savings totaled between \$700,000 and \$800,000.

Mr. Dickerson expressed his appreciation to the team that worked so hard on the sale and closing.

Mr. Frey stated that all of the expenses except \$2 million dollars on the water project and IAW advised that it is acceptable to put the \$2 million dollar shortfall back on the ratepayers.

Staff Reports

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

BCS Management Lana Beregszazi – Ms. Beregszazi stated the RSD has final design plans for the extension of the Waste Water Treatment Plan.

Peters Franklin, LLC Jeff Peters – Mr. Peters stated the \$2,750,000 BAN will be paid off and the funds will be used to reimburse and repay expenses paid out of CCD and the RDC General Fund.

Lochmueller – Ryan Pattenaude – No report.

Attorney Dan Taylor – Mr. Taylor reported at the next RDC meeting in May, the Board will be asked to approve a resolution of the Annual Determination of Excess Valuation.

Approve Claims - \$601,209.97

Mr. Frey moved to approve the \$601,209.98 claims. Seconded by Mr. Littell. Motion carried 5-0 votes in favor.

Other Business

County Engineer James Peck advised the Board and he has accepted a County Engineer position at Putnam County and has therefore resigned his position with the Montgomery County. His last day is April 20th. Board members thanked Mr. Peck for all of his hard work on behalf of the RDC.

Adjournment

With no further business to come before the Commission, Mr. Frey moved to adjourn the meeting. Seconded by Mr. Ryker. Motion carried 5-0 votes in favor.

The meeting adjourned at 1:35 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 11th day of May 2022.



Ron Dickerson, President