

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, MAY 11, 2022

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

The Montgomery County Redevelopment Commission met on Wednesday, May 11, 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 Administrator Tom Klein; and Commissioners Executive Assistant Lori Dossett.

Remote: Also participating: Jeff Peters – Peters Franklin LLC; Ryan Pattenau – Lochmueller; and Auditor Jennifer Andel.

Approval of Meeting Minutes – April 13, 2022

Mr. Frey moved to approve the April 13, 2022 minutes. Seconded by Mr. Littell. Motion carried 5-0 votes in favor.

New Business

Comfort Drive Update –

County Administrator Tom Klein stated the contractors installing the sanitary sewer system along Comfort Drive have ran into an issue with soft soils.

Resolution 2022-4 – Amended Holladay Properties Agreement

The Holladay Properties' original \$4,000 per month fee agreement with the County and the RDC is being proposed to be amended to a rate of \$325 per hour with a not to exceed \$4,000 per month. *Mr. Frey moved to approve the fee amendment. Seconded by Mr. Ryker. Mr. Frey stated that Holladay Properties had not actually focused all of their attention to developing other areas of the TIF besides any commercial frontage on SR32 and I74. They have developed a site plan and have been reaching out to potential developers. Motion carried 5-0 votes in favor.*

Staff Reports

Attorney Dan Taylor – No report.

Lochmueller – Ryan Pattenau – Mr. Pattenau expanded on what Mr. Klein stated regarding the issue with the installation of the sanitary collection system. The pipe is currently installed at 20' deep and it is sinking as a result of soft soils. No geo-tech borings have been done in that particular area and the RQAW engineers are working on a solution to the problem.

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

Peters Franklin, LLC Jeff Peters – Mr. Peters stated the Tempur addendum has been finished up.

Legal Report – Dan Taylor – Mr. Taylor advised the Board members that a Resolution showing no excess available AV will be on the June agenda for consideration.

Approve Claims - \$700,280.13

Mr. Frey moved to approve the \$700,280.13 claims. Seconded by Mr. Littell. Motion carried 5-0 votes in favor.

Other Business

Mr. Frey stated that the residential development which does not affect the RDC which would have a potential for a new road and sewer. Residential development has picked up momentum with the goal of constructing 30 to 40 new homes with a potential to add additional property to meet the demand from the shortage of houses in Montgomery County.

Mr. Booth asked if there is any RDC involvement regarding any potential Countywide EMS service.

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 1:32 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 8th day of June, 2022.

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

Ron Dickerson, President