

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, DECEMBER 8, 2021

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

The Montgomery County Redevelopment Commission met on Wednesday, December 8, 2021 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; and Julie Hess. Attorney Dan Taylor -Taylor, Chadd, Minnette, Schneider & Clutter; Cheryl Morphew – CRMorphew Consulting; County Engineer Jim Peck; County Administrator Tom Klein; and Commissioners Executive Assistant Lori Dossett.

Remotely: Also participating: Lana Beregszazi – BCS Management; Dan Phair – Holladay Properties; Jeff Peters – Peters Franklin LLC; Ryan Pattenau – Lochmueller; and Auditor Jennifer Andel.

Consideration of Minutes

Regular Meeting & Annual – November 10, 2021 - *Mr. Littell moved to approve the November 10, 2021 regular and annual meeting minutes. Seconded by Mr. Frey. Motion passed 3-0.*

Approve Economic Development Agreement – Tempur Productions USA LLC

Attorney Taylor explained the details of the Economic Development Agreement with Tempur Production USA, LLC between the Montgomery County Commissioners and the Montgomery County Redevelopment Commission. The Performance Standards include but are not limited to creation of 300 net-new full-time jobs, with an average hourly wage of \$19.84 or more, plus benefits. Company shall make a private capital investment in the Project of at least \$133,000,000. Company will pay all real estate, personal property tax and other taxes owing to Montgomery County in a timely manner on or before the due date for such taxes. *Mr. Littell moved to approve the Economic Development Agreement with Tempur Productions USA LLC. Mr. Frey seconded. Motion passed 3-0.*

Staff Reports

RDC Treasurer Jennifer Andel – Ms. Andel advised that the BAN proceeds have been added.

Economic Development Cheryl Morphew – Ms. Morphew stated that Tony Smallwood from Tempur has received a promotion and will no longer be the Project Manager.

BCS Management Lana Beregszazi – Ms. Beregszazi stated the RSD has been advised not submit an application for the THRIVE EDA Grant because of lack of support. Ms. Beregszazi discussed the issue of the capacity fee for the connection to the collection system and the question if the RSD will waive the \$49,500 fee for the 300+ employees. The fee is based on the RSD Ordinance which calculates amount of employees and if showers are available. Mr. Taylor advised that the payment of the capacity fee is part of the County commitment and should be treated separately. He added that the RSD would need to bill the RDA (Redevelopment Authority).

Peters Franklin, LLC Jeff Peters – Mr. Peters stated that the incentive bond sale will closed on December 23rd and the 2022 RDA Tax Exempt Bonds includes the road, sewer and drainage. After the bonds are sold, the RDC General Fund can be reimbursed. There is also an option to reimburse from the BAN proceeds or delay reimbursement to the RDC depending on the cash flow that he will be monitoring.

The 2022 EDC Bonds for the water and rail are scheduled to be sold mid-April.

Approve Claims - \$92,977.10

Mr. Frey moved to approve claims in the amount of \$92,977.10. Seconded by Mr. Littell seconded. Motion passed 3-0.

Adjournment

With no further business to come before the Commission, Mr. Frey moved to adjourn the meeting. Mr. Littell seconded. Motion passed 3-0 votes in favor.

The meeting adjourned at 1:35 p.m.

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 12th day of January, 2022.



Ron Dickerson, President