

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, JUNE 8, 2022

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

The Montgomery County Redevelopment Commission met on Wednesday, June 8, 2022 via a virtual Zoom meeting & in person at Montgomery County Government Center, 1580 Constitution Row Room E, Crawfordsville, Indiana.

In Person: Commission members Ron Dickerson; John Frey; Phil Littell; Gary Booth and Julie Hess. Attorney Dan Taylor -Taylor, Chadd, Minnette, Schneider & Clutter; and Commissioners Executive Assistant Lori Dossett.

Absent: Rex Ryker.

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

Approval of Meeting Minutes – May 11, 2022

Mr. Frey moved to approve the May 11, 2022 minutes. Seconded by Mr. Booth. Motion carried 4-0 votes in favor.

New Business

Lochmueller Group Task Order #6

Proposed Task Order #6 will continue the work on the US136/Nucor Road right-of-way engineering, title research and right-of-way staking. The total fee is a not to exceed \$81,815. *Mr. Frey moved to approve Lochmueller Task Order #6. Seconded by Mr. Booth. Mr. Littell questioned why this scope of work was not included in the original agreement. Attorney Taylor explained that the project to this point have been approached as steps and every milestone guides the next step. Motion carried 4-0 votes in favor.*

Resolution 2022-5 – A Resolution Determining No Excess Assessed Value

Attorney Taylor explained that wherein Indiana Law provides that each year on or before June 15, 2022, the Redevelopment Commission must determine whether there is excess value in the special taxing district. In working with the RDC's financial advisor and RDC Treasurer Jennifer Andel it was determined that no excess assessed value exists which could be passed on to the other taxing units in the special taxing district. *Mr. Frey moved to approve Resolution 2022-5. Seconded by Mr. Littell. Motion carried 4-0 votes in favor.*

Staff Reports

Peters Franklin, LLC Jeff Peters – Mr. Peters advised he has not update and they are waiting on new information on the recent legislation passed.

Attorney Dan Taylor – Mr. Taylor reminded the Board that they will have to hold their annual meeting in the fall. The regular meeting date would be Wednesday, November 9 and will be held at the Montgomery County Government Center.

Lochmueller – Ryan Pattenau – Mr. Pattenau stated the delivery of the controls for the pump station have been delayed until July. RQAW is currently working on a Pro/Con List to determine if the collection system should be switched to a forced main instead of the planning gravity flow system.

RDC Treasurer Jennifer Andel – Ms. Andel displayed the monthly the disbursements for the board.

Approve Claims - \$56,698.10

Mr. Littell moved to approve the \$56,698.10 claims. Seconded by Mr. Booth. Motion carried 4-0 votes in favor.

Other Business

Mr. Dickerson discussed the continued need for housing and stated with the recent announcement from Eli Lilly to construct a commercial site in Boone County on SR32, which would eventually create 5,000 jobs. Discussions have been included what can the County do to take advantage of the housing issue because of the Eli Lilly announcement. In order to attract residential development the Commissioners are considering creating a CDC (Community Development Corporation) within the next few months. Attorney Taylor explained how the CDC's are constructed to work and they do not have to follow all of the rules to purchase land and are better able to negotiate land purchases. If the CDC identified a project they would come to the RDC for a loan aka grant. The RDC would retain a lot of control over the purchase and would be involved in guiding what kind of residential development. Mr. Dickerson continued that there is growth coming from the north and now the southwest. Out of town builders are already expressing an interest in building in Montgomery County and are look at and identifying sites. RDC TIF funds cannot be used to grant funds to the CDC, those funds will have to come from different sources. The Purple Heart Parkway Extension is another area being discussed for development with the City of Crawfordsville.

Adjournment

With no further business to come before the Commission, Mr. Frey moved to adjourn the meeting. Motion carried 4-0 votes in favor.

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 13th day of July, 2022.

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

Ron Dickerson, President