

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, SEPTEMBER 14, 2022

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

The Montgomery County Redevelopment Commission met on Wednesday, September 14, 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 John Frey; Ron Dickerson; Phil Littell; Gary Booth and Julie Hess. County Auditor Jennifer Andel; Attorney Dan Taylor-Taylor, Chadd, Minnette, Schneider & Clutter; and Commissioners Executive Assistant Lori Dossett.

Remote: Also participating via Zoom: Ryan Pattenaude – Lochmueller; Lana Beregszazi & Davis Lamm– BCS Management.

Approval of Meeting Minutes – July 13, 2022 & August 10, 2022

Mr. Frey moved to approve the minutes from July 13, 2022 and August 10, 2022. Seconded by Mr. Booth. Mr. Littell requested clarification on page one of the August 10th minutes: "Currently it is the belief that the impact of the new TIF legislation will have less of an effect than previously believed to the RDC's TIF. Information regarding Nucor is still being gathered by a property tax consultant."

Motion carried 5-0 votes in favor including the requested corrections for clarification.

New Business

Discussion and Prioritization of Future Capital Projects from TIF –

Board members discussed the Capital Improvement Spreadsheet developed by former County Engineer Jim Peck and updated by Ryan Pattenaude from Lochmueller (attached). The items are listed in priority (1-5) with cost estimates and proposed funding options. After discussion, Attorney Taylor stated the process to form a new TIF district for the construction planned at Nucor will start at the end of the year.

Board members also discussed the need for the Regional Sewer District to have their own long-term plan. Lana Beregszazi suggested that the Board plan a meeting with the RSD to explore funding to expand the sewer plant when the time comes that the plant has reached its total capacity. She added that the current user fees will not generate enough revenue for the RSD to fund an expansion on their own.

Mr. Dickerson stated that the Capital Improvement Spreadsheet is a living document and can be changed as funding and opportunities come along. He added, "it is a good start moving forward".

Staff Reports

Lochmueller – Ryan Pattenaude – Mr. Pattenaude the Comfort Drive project is almost complete.

Attorney Dan Taylor – Mr. Taylor thanked Mr. Pattenaude overseeing the entire project.

BCS – Lana Beregszazi – Ms. Beregszazi stated there is a truck business that has expressed interest in property located on Nucor Road & SR32 behind Pilot.

Nicole Franklin – Peters Franklin – Ms. Franklin stated that she has nothing to report.

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

Approve Claims - \$7,613.96

Mr. Frey moved to approve the claims. Seconded by Mr. Littell. 4-0 votes in favor. Motion carried.

Adjournment

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

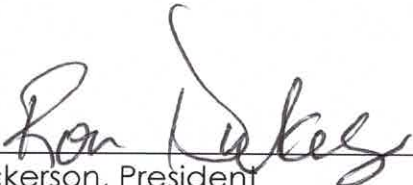
The meeting adjourned at 1:44 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 10 day of October, 2022.



Ron Dickerson, President