

**MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
WEDNESDAY, DECEMBER 13, 2023**

Call to Order – Chairman Ron Dickerson @ 1pm

Members Present:

Mr. Ron Dickerson; Mr. John E. Frey; Mr. Gary Booth; Mr. Rex Ryker; Mr. Phil Littell; and Ms. Julie Hess.

Approval of Regular and Annual Meeting Minutes: November 8, 2023

Mr. Frey moved to approve the November 8, 2023 regular minutes and annual meeting minutes. Seconded by Mr. Booth. Motion carried.

Public Hearing Re:

Attorney Taylor explained the purpose of amending the original Declaratory Resolutions and Original Allocation Area, the Nucor Towers Allocation Area, the Nucor Coatings Allocation Area and the Nucor 2023 Allocation Area.

Board President Ron Dickerson opened the public hearing at 1:10pm. Hearing no one, **Board President Dickerson closed the public hearing at 1:11pm**

Resolution 2023-5 Resolution Confirming the Resolutions of the Montgomery Redevelopment Commission Adopted on November 8, 2023

Mr. Frey moved to approve Resolution 2023-5. Seconded by Mr. Littell. Motion carried.

New Business

RQAW/DCCM – Nucor Road & Comfort Drive Intersection Improvement –
Matter tabled.

Staff Reports

Financial Advisor Jeff Peters – Mr. Peters stated the Nucor properties have all been allocated and will appear on the 2023 taxes payable 2024. Mr. Peters stated he will go through the budget to see what monies are under contract to determine if there are any available funds to approve the RQAW contract tabled today.

Legal Advisory Dan Taylor – Mr. Taylor thanked Mr. Peters and Lisa Lee on all of their hard work as well as the Auditors office in working through the very complicated defeasance project. Mr. Taylor stated that he will conduct Board training at the RDC's first meeting in January.

Lochmueller Engineer Ryan Pattenaude – Mr. Pattenaude stated the SR136 and Nucor Road Overpass Project has been submitted to INDOT and they are working to secure funding for the 2024 letting process. On the Towers Project Mr. Pattenaude is continuing to work with Steel Technologies and Nucor to get water to the new site.

Treasurer Mindy Byers – Ms. Byers distributed the current RDC financial report and stated there is currently \$1.5 million dollars in the Nucor TIF General Account.

Other Business -

Mr. Frey advised the Board that the feedback from the Comp Plan has been very positive. The consensus has been that the priority moving forward is providing quality of place, more retail options and the need to increase Montgomery County's population.

Approve Claims –

December, 2023 Regular Claims - \$90,915.95

Mr. Frey moved to approve the regular claims in the amount of \$90,915.95. Seconded by Mr. Booth. Motion carried.

Adjournment

With no further business to come before the Board, meeting adjourned at 1:25 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 23 day of January, 2024.



Ron Dickerson, President

Attest:



Rex Ryker, Secretary