

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**TUESDAY, JANUARY 23, 2024**

**Call to Order – Chairman Ron Dickerson @ 3pm**

**Members Present:**

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

**Oath of Office administered by Clerk Leah Denbo**

Commissioner Booth announced that Phil Littell requested to not be re-appointed to the RDC. The County Council appointed Brad Monts as his replacement. Commissioner Frey stated that Mr. Littell was one of the original members of the Redevelopment Commission and everyone appreciates all of Phil's work on the RDC.

**Approval of Regular Meeting Minutes: December 13, 2023**

*Mr. Frey moved to approve the December 13, 2023 regular minutes. Seconded by Mr. Booth. Motion carried.*

**Election of Officers: President-Ron Dickerson; Vice President-John Frey; Secretary-Rex Ryker**

*Mr. Frey moved to retain the slate of the 2023 officers. Seconded by Mr. Booth. Motion carried.*

**RDC Board Training:** Attorney Taylor conducted the annual training for the Redevelopment Commission Board Members.

**New Business**

**Resolution 2024-1 Declaration of Official Intent to Reimburse Expenditures**

Attorney Taylor explained the Board intends to finance the costs of a portion of the construction of a new Nucor Road overpass together with all necessary appurtenances, related improvements and equipment pursuant to a bond resolution to be adopted by the Board. The Resolution declares it is the official intent to finance a portion of the cost to construct the Project and to provide reimbursement for the costs of construction of the Project with proceeds of either temporary or long-term debt. It shall be incurred by or on behalf of the Board in an amount not to exceed \$7,300,000 for the purpose of paying or reimbursing costs of the project and to issue debts.

*Mr. Frey moved to approve Resolution 2024-1. Seconded by Mr. Ryker. Motion carried.*

### **MCDC Request for Grant Funds - \$30,000**

Mr. Frey stated the MCDC has identified five parcels of property as possible residential development areas. Notices of Intent have issued to each property. One of the properties includes surety money. The RDC previously approved a \$50,000 grant to the MCDC. The Board instructed Attorney Taylor to put together a second grant agreement to the MCDC for the sum of \$30,000.

*Mr. Frey moved to approve the \$30,000 MCDC grant. Mr. Booth seconded. Motion carried.*

### **Staff Report**

**Financial Advisor Jeff Peters** – Mr. Peters stated the Board previously considered a proposed contract from RQAW which he asked that they table until today's meeting. Mr. Peters recommended that the Board hold off on signing any new contracts until the existing obligations to Lochmueller and ksm are completed. He reminded the Board that the engineering and right of way expenses will be reimbursed and placed back into the RDC General Budget.

**Lochmueller Engineer Ryan Pattenaude** – Mr. Pattenaude stated the bids for Purple Heart Parkway were opened and each of them were significantly under the engineers estimate. Mr. Pattenaude continued that the Nucor Road Overpass Project is continuing to move forward. They are expecting to be notified of funding in April in time for a September letting.

**Treasurer Mindy Byers** – Ms. Byers requested consent to request the Council encumber funds for the 2023 RDC Nucor TIF General Fund Budget which were paid out of 2024 or have outstanding contracts and/or invoices: 2023 Bond Payment Principal & Interest - \$280,693.71; Contractual Services - \$54,293.18; Economic Development Board (ROW) - \$207,875.96; Other Services & Charges - \$241,881.82.

*Mr. Frey moved to approve the four encumbrances as presented. Seconded by Mr. Booth. Motion carried*

### **Approve Claims –**

#### **January, 2024 Regular Claims - \$230,161.41**

*Mr. Ryker moved to approve the regular claims totaling \$230,161.41. Seconded by Mr. Frey. Motion carried.*

### **Adjournment**

With no further business to come before the Board, meeting adjourned at 4:02 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 27<sup>th</sup> day of February 2024.

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Ron Dickerson, President

Attest:

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Rex Ryker, Secretary