

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

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

**Members Present:**

Mr. Ron Dickerson; Mr. John E. Frey; Mr. Brad Monts; Mr. Rex Ryker; and non-voting School Board Member Julie Hess.

**Absent:**

Councilman Gary Booth

**Also present in person:** Tyler Nichols, Board Attorney; Financial Advisor Jeff Peters; Chief Deputy Auditor Jennifer Andel; County Administrator Tom Klein and Commissioners Executive Assistant Lori Dossett.

**Present Via Zoom:** Ryan Pattenaude, Lochmueller Engineering.

**Approval of Regular Meeting Minutes: March 26, 2024**

*Mr. Frey moved to approve the March 26, 2024 regular minutes. Seconded by Mr. Monts. Motion carried.*

**New Business**

**Approve Notice to Proceed of Phase 3 of IAW (Indiana American Water) Project**

The Redevelopment Commission entered into an agreement with Indiana American Water outlining a Three-Phase Project to supply water to the Nucor Corridor. Phase I included water infrastructure from SR32 to Nucor Road. Phase II consisted of water infrastructure from Nucor Road to the Tempur Sealy Production facility as well as the construction of a water tower. Phase III of the agreement outlined water infrastructure down Nucor Road to CR500S. The Nucor Structures and Tower project has begun and Nucor has indicated the need for water for the project which will be mainly used for fire suppression.

*Mr. Frey moved to issue a Notice to Proceed to IAW for Phase III. Mr. Monts questioned the two railroad crossings on Nucor Road and how they would be addressed. Ryan Pattenaude stated that the crossings on Nucor Road south of Tempur Sealy are all CSX rail spurs and do not carry passenger lines. Seconded by Mr. Monts. Attorney Nichols stated that once IAW receives the Notice to Proceed they have 180 days for the design phase and 270 days for the construction. Motion carried 4-0 votes in favor.*

**Staff Report**

**Financial Advisor Jeff Peters** – Mr. Peters stated he will work with the Auditor on the annual AV pass-through.

**Attorney Tyler Nichols Report** – Attorney Nichols stated he will prepare the Notice to Proceed to be sent to Indiana American Water.

**Lochmueller Engineer Ryan Pattenaude** – Mr. Frey questioned the proposed alignment by RQAW of the turn lanes at the Comfort Drive/Nucor Road intersection. A meeting will be scheduled to discuss the alignment before design begins.

**Chief Deputy Auditor Jennifer Andel** – Ms. Andel distributed the monthly funds ledger for review (see attached). She stated that RDC General currently has balance of \$1.29 million dollars in it.

### **Approve Claims –**

#### **April, 2024 Regular Claims - \$59,752.23**

*Mr. Frey moved to approve the regular claims totaling \$59,752.23. Seconded by Mr. Monts. Motion carried, 4-0 votes in favor.*

### **Other Business**

Mr. Frey stated that the Plan Commission will hold a public hearing for the of the Updated Comp Plan. If a favorable recommendation is approved, the Comp Plan will be sent to the Commissioners for a public hearing and approval at the May 28<sup>th</sup> meeting.

### **Adjournment**

With no further business to come before the Board, meeting adjourned at 3:27 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

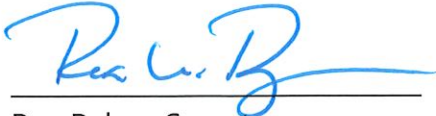
Approved this 28th day of May, 2024.



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Ron Dickerson, President

Attest:

A handwritten signature in blue ink, appearing to read "Rex Ryker", written over a horizontal line.

Rex Ryker, Secretary