

**MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
TUESDAY, JUNE 25, 2024**

Call to Order – Chairman Ron Dickerson @ 3pm

Members Present:

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

Absent:

Mr. Rex Ryker

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

Present Via Zoom: Chris Hamm-HWC Engineering; Ryan Pattenau-Lochmueller Engineering; and Lana Beregszazi-BCS Management.

Approval of Regular Meeting Minutes: May 28, 2024

Mr. Frey moved to approve the May 28, 2024 regular minutes. Seconded by Mr. Monts. Motion carried 4-0 votes in favor.

\$500,000 Council Approved Appropriation – RDC General

Councilman Gary Booth stated that the Council and Commissioners have been in ongoing discussions regarding the need for residential housing. Mr. Booth stated that the County has approximately 1,000 new jobs coming to Nucor and not enough housing. The Council recently approved a \$500,000 appropriation into a newly created Non-TIF RDC General Fund. Mr. Booth stated, *"I think it is a great investment."* Mr. Dickerson thanked the Council and the Commissioners for the confidence in the RDC to use the funds to entice residential development.

New Business

Schenck Road Extension Corridor Study Proposal & Utility Plan – HWC Engineering

Commissioner Frey stated that over the last approximately four months the Commissioners have met regularly with the Mayor and have been working together on a strategic plan to bring residential development to Crawfordsville and Montgomery County. Mr. Frey stated, *"The goal is to get people to live here."* The scope of the HWC Proposal has been expanded to include infrastructure. Chris Hamm-HWC continued that the proposal includes:
Task 1: Data collection including traffic, corridor study and analysis.

- Schenck Road at Wabash Avenue
- Schenck Road at Big 4 Arch Road
- SR 32 at Ashton Drive/Lakeside Book Company west entrance
- SR 32 at SR 47
- SR 47 at CR W 150 South
- SR47 at Purple Heart Parkway/CR 200 South
- US 231 at Purple Heart Parkway
- US 231 at CR E 150 South
- US 231 at SR 47/E South Boulevard
- Ladoga Road at E South Boulevard
- Ladoga Road at CR E 150 S
- Wabash Avenue at Russell Avenue
- Wabash Avenue at US 231
- Comfort Drive at CR 250 East
- Comfort Drive at Nucor Road
- US 136 at Nucor Road

Task 2: Utility (water and sanitary sewer) expansion analysis.

Mr. Monts questioned if Purple Heart Parkway Extension to Ladoga Road to Comfort Drive then west to Schenck Road. Mr. Frey stated that the RDC will need buy in from the City and will be asked to pay half of the of the cost for the HWC study. The RDC will use funds from the recent \$500,000 appropriation from the County Council. The RDC has a responsibility to look at things to benefit the whole county.

Staff Reports

Financial Advisor Jeff Peters – Mr. Peters stated he will include the \$500,000 appropriation in the 2025 Budget. They are continuing to work on the taxpayer deficiencies amounts to make in July. He stated the will be updating the quarterly report and will provide the RDC with the first half of the year report at the next meeting. He reminded the Board that he is still recommending that they hold off on the RQAW Contract until they get the reimbursement from the bond.

Chief Deputy Jennifer Andel – Ms. Andel stated she dispersed the updated ledger report and they are working on hard numbers for taxpayer deficiencies with Mr. Peters. 2023 pay 2024 settlement is completed and the disbursements are included in the on the updated ledger report. She added that she would expect to see a jump in business personal property from Tempur Sealy next year. She stated that business personal property is self-reporting.

Attorney Dan Taylor – Nothing to report.

Lochmueller Engineer Ryan Pattenaude – Mr. Pattenaude stated that they are moving forward with the Nucor Towers Project as well as the Nucor Road Overpass Project.

BCS Management - Lana Beregszazi – Stated the RSD has received an application for sewer services for the Nucor Towers Project. The estimated sewer connection fee will be \$35,970 and the month rate will be \$2,033.94.

Approve Claims –

May, 2024 Regular Claims - \$6,420

Mr. Monts moved to approve the regular claims totaling \$6,420. Seconded by Mr. Booth. Motion carried 4-0 votes in favor.

Adjournment

With no further business to come before the Board, meeting adjourned at 3:17 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 23rd day of July, 2024.



Ron Dickerson, President

Attest:



Rex Ryker, Secretary