

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

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

**Members Present:**

Mr. Ron Dickerson; Mr. Gary Booth; Mr. Brad Monts; Mr. Rex Ryker; and non-voting School Board Member Julie Hess.

**Absent:**

Mr. John E. Frey

**Also present in person:** Dan Taylor, Board Attorney; Financial Advisor Jeff Peters; and Commissioners Executive Assistant Lori Dossett.

**Approval of Regular Meeting Minutes: June 25, 2024**

*Mr. Booth moved to approve the June 25, 2024 regular minutes. Seconded by Mr. Ryker. Motion carried 4-0 votes in favor.*

**New Business**

**Stifel Underwriter Agreement – Nucor Towers Project**

Attorney Taylor explained the preliminary engagement agreement for financing to support the Nucor Towers Water Project. This engagement will satisfy certain regulatory requirements and allow Stifel to begin to work with the County and the County's Financial Consultants Peters Franklin to provide financing, structuring, and market interest rate advice. *Mr. Booth moved to approve the Stifel Underwriter Agreement. Seconded by Mr. Monts. Motion carried 4-0 votes in favor.*

**Other Business**

Mr. Dickerson stated that recently a meeting was held with himself, Mr. Frey, Mayor Barton, Waynetown Town Councilmen Barry Lewis & Bob Cox and attorney Dan Taylor to discuss developing the Waynetown exit off of I-74. Mr. Dickerson stated that he approached Chris Hamm from HWC to ask him for recommendations on next steps with this type of potential development. Mr. Hamm recommended that the RDC create a TIF District for the one-mile area and to engage a study. Mr. Dickerson stated that HWC will be presenting the RDC with a proposal do an analysis of the one mile area from Waynetown to I-74. The Town of Waynetown may have to annex the area to encourage local businesses to move to the area. If the town supports the idea of potential development the project would be a joint venture with the RDC.

## Staff Reports

**Financial Advisor Jeff Peters** – Mr. Peters stated he worked with the Auditor and prepared the proposed 2025 Budget and it will include the \$500,000 approved by the County Council. Mr. Peters questioned the timing on the bonds for the upcoming Nucor watermain project. Mr. Dickerson stated that he and Mr. Frey met with representatives from IAW and requested that they provide the funding needed over the \$6.3 million dollar mark. Mr. Peters questioned if they should proceed with the \$6.5 million. Mr. Taylor stated that anything over \$6.3 million will be a longer bonding process which could be as much as 30 days and may require a special meeting.

**Attorney Dan Taylor** – Nothing to report.

## Approve Claims –

### July, 2024 Regular Claims - \$65,885.47

*Mr. Ryker moved to approve the regular claims totaling \$65,885.47. Seconded by Mr. Monts. Motion carried 4-0 votes in favor.*

## Adjournment

With no further business to come before the Board, meeting adjourned at 3:26 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 27th day of August, 2024.



Ron Dickerson, President

Attest:



Rex Ryker, Secretary