

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
TUESDAY, OCTOBER 22, 2024

Call to Order – Chairman Ron Dickerson @ 3pm

Roll Call – Secretary Lori Dossett Called Roll for the October 22, 2024 Montgomery County Redevelopment Commission Meeting.

Members Present and in Person:

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

Members Attending Electronically: Mr. John E. Frey.

Absent:

Mr. Rex Ryker; and Mr. Brad Monts.

Also present in person: Tyler Nichols, Assistant Board Attorney; Financial Advisor Jeff Peters; Lochmueller Engineer Alexis Grabast; Lochmueller Engineer Ryan Pattenau (via Zoom) and Commissioners Executive Assistant Lori Dossett.

Approval of Regular Meeting Minutes:

September 24, 2024 Regular Meeting

Mr. Booth moved to approve the September 24, 2024 regular minutes. Seconded by Mr. Frey. Call for the Vote: Mr. Dickerson – Yes; Mr. Booth – Yes; Mr. Frey – Yes. Motion carried 3-0 votes in favor.

September 26, 2024 Special Meeting

Mr. Booth moved to approve the September 26, 2024 special meeting minutes. Seconded by Mr. Frey. Call for the Vote: Mr. Dickerson – Yes; Mr. Booth – Yes; Mr. Frey – Yes. Motion carried 3-0 votes in favor.

October 14, 2024 Special Meeting

Mr. Frey moved to approve the October 14, 2024 special meeting minutes. Seconded by Mr. Booth. Call for the Vote: Mr. Dickerson – Yes; Mr. Booth – Yes; Mr. Frey – Yes. Motion carried 3-0 votes in favor.

Award Bids Watermain Extension Recommendation

Lochmueller Group reviewed the bids received on and opened on October 14, 2024, for the Nucor Watermain Extension Project. After reviewing all of the bids Lochmueller has recommended that the contract be awarded to Grade X, Inc. for \$6,497,000 as they are the apparent lowest, responsive and responsible bidder.

Mr. Booth moved to take the recommendation of the Lochmueller Group and award the construction bid to Grade X. Seconded by Mr. Frey. Call for the Vote: Mr. Dickerson – Yes; Mr. Booth – Yes; Mr. Frey – Yes. Motion carried 3-0 votes in favor.

Staff Report

Financial Consultant Jeff Peters – Mr. Peters questioned if the contract with Grade X included a contingency. Engineer Pattenauade stated that it did not. The Board requested that a 10% contingency be added to the final budget for the project. Mr. Peters also questioned the Board if they wanted the engineering expenses for the project to be reimbursed back to the RDC General Fund from the bond funds. The final budget is due on October 30, 2024 to remain on schedule. The bonds will go on the open market next week and then sold the following week. Assistant RDC Attorney Tyler Nichols questioned if the plan is still to close on the bonds by November 15th. Mr. Peters added that bonds cannot be sold on Fridays.

2025 Annual Spending Plan – Mr. Peters stated that Redevelopment Commissions are now required by the DLGF to submit an Annual Spending Plan by December 1st and are to be submitted to the fiscal body as well as the DLGF. He will include the large placeholders in the spending plan.

Treasurer’s Report – Chief Deputy Auditor Jennifer Andel supplied the monthly Treasurer’s Report today via email. (see attached).

Claims – October \$22,134.43

Date	Invoice #	Payee	Description	Total	Grand Total
9/26/2024	24028	TCMS&C	Professional services - September	\$ 3,102.00	\$ 3,102.00
10/1/2024	16264	Peters Franklin	Professional services - September	\$ 2,393.62	\$ 2,393.62
10/2/2024	410689	Lochmueller Group	Corridor & Program Management	\$ 4,764.86	
10/2/2024	410686	Lochmueller Group	Task Order 7 thru 8/31/24	\$ 8,755.20	\$ 13,520.06
8/3/2024	2702	BCS Management	August project mgmt	\$ 53.75	
9/3/2024	2719	BCS Management	September project mgmt	\$ 158.75	
10/3/2024	2740	BCS Management	October website mgmt	\$ 56.25	\$ 268.75
9/3/2024	118437	Regions Bank	Series 2021 BI #12577 Escrow Fee	\$ 1,250.00	
10/7/2024	119885	Regions Bank	Series 2017 BI#8824 Escrow Fee	\$ 1,600.00	\$ 2,850.00
			TOTAL CLAIMS	\$ 22,134.43	\$ 22,134.43

Mr. Frey moved to approve the October claims in the amount of \$22,134.43. Seconded by Mr. Boots. Call for the Vote: Mr. Dickerson – Yes; Mr. Booth – Yes; Mr. Frey – Yes. Motion carried 3-0 votes in favor.

Other Business

Board Members discussed scheduling the November meeting schedule. The RDC Annual Meeting will be held on Tuesday, November 26, 2024 @ 3:00 pm and the annual meeting will follow at 3:30 pm.

Adjournment

With no further business to come before the Board, meeting adjourned at 3:20 p.m.

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

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 26th day of November, 2024.

Ron Dickerson, President

Attest:

Rex Ryker, Secretary