

**MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
TUESDAY, FEBRUARY 11, 2025**

Call to Order – Chairman Ron Dickerson @ 11:00 am

Members Present and in Person:

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

Absent: Mr. John Frey & Mr. Brad Monts.

Also present in person: Board Attorney Dan Taylor; Financial Advisor Nichol Franklin; County Administrator Tom Klein; and Commissioners Executive Assistant Lori Dossett.

Via Zoom: Lochmueller Engineer Ryan Pattenau and HWC rep Chris Hamm.

Approval of Regular Meeting Minutes:

January 14, 2025

Mr. Booth moved to approve the minutes. Seconded by Mr. Ryker. Motion carried 3-0 votes in favor.

New Business

Suspend HWC Study

Mr. Dickerson recommended that the Board suspend the HWC Study on I74 & SR25. *Mr. Ryker moved to suspend the HWC Study. Seconded by Mr. Booth. Motion carried 3-0 votes in favor.*

Staff Report

Nicole Franklin – Financial Advisor – Reviewed the 2024 quarterly report with the Board. She stated that the RDC budget ended with a \$1.6 million dollar cash balance. She added that in 2026 the Board would be receiving a \$1.4 million dollar reimbursement which will be 20% of the expected bond for the overpass project. There is cash on hand to receive other projects. Mr. Ryker questioned the new proposed legislation and if any models have been ran on SB1. Ms. Franklin stated that they are keeping an eye on it, but they are recommending to give it another month to see what cuts are actually to be made. In worst case scenarios, the TIF would be impacted and a lot of changes could take place. Senate bills 1, 6 & 9 have been combined and they all affect commercial. Julie Hess questioned what the impact to the schools will be.

Chief Deputy Auditor Jennifer Andel – Reviewed the end of 2025 and beginning of 2025 expenditures.

Ryan Pattenaude – Lochmueller – stated on the Nucor/136 Intersection Project, they are working on the comments received by INDO on the environmental document. He is projecting that they will hold public hearings in late March/early April. The LOI's for construction/inspection have been received and they will be scored by a Committee appointed by the Commissioners.

Mr. Pattenaude continued the Nucor Watermain Extension Project is progressing and they have met with Grade X to discuss flagging concerns as well as an excess of mud due to the extremely wet conditions of the construction site. It was discovered there are fiber lines under the proposed placement of the water lines. The new design for the change has an estimated cost of approximately \$110,000 which should be covered by the contingency.

Claims – February - \$28,085.19 {See Attached}

*Mr. Booth moved to approve the January claims in the amount of \$26,085.19.
Seconded by Mr. Ryker. Motion carried 3-0 votes in favor.*

Other Business

Board President Ron Dickerson read the following statement into the record:

"Clarifying the Role of the Redevelopment Commission.

Today we suspended the I71/SR25 Study.

A Redevelopment Commission is responsible for identifying geographic areas within a community that may present opportunities for growth and development. Areas can be identified in several ways. Inquiries from companies or developers for possible locations are often received at the state and county level. Another way may be community leaders asking for assistance. They might be looking for additional tax revenue to support local schools or other businesses. Access to highways, interstates, rail and other infrastructure is a plus. When such an area is identified, the first step is to conduct a study to determine whether the opportunity is viable and to assess the type of applications that could potentially fit in that location. Once this information is obtained, the next phase typically involves a comprehensive planning process, which includes community input. This is an opportunity for residents to voice their opinion on what types of uses they would like or not like in the area.

It is important to emphasize that this study does not dictate in any way what individual landowners must do with their property. Montgomery County has benefited from economic development over the last 12 years. Additional tax revenues for schools, roads, sewer and water infrastructure have resulted.

The Montgomery County Redevelopment Commission will continue to do our work, which is thoughtful and well-planned growth for our community.

Adjournment

With no further business to come before the Board, meeting adjourned at 11:38 a.m.

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

The next meeting will be held on Tuesday, March 11, 2025 @ 11:00 am.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 11th day of March, 2025.

A handwritten signature in black ink, appearing to read "Ron Dickerson", is written over a horizontal line.

Ron Dickerson, President

Attest:

Rex Ryker, Secretary