

MINUTES
MONTGOMERY COUNTY COMMISSIONER MEETING
MONDAY, MAY 12, 2025

The Montgomery County Commissioners met in regular session on Monday, May 12, 2025 at 8:00 am at the Montgomery County Government Center, 1580 Constitution Row – Room E109, Crawfordsville, Indiana.

CALL TO ORDER

On call of the roll, the members of the Board were shown to be present as follows: Board President Commissioner Dan Guard; Commissioner Jim Fulwider and Commissioner Jake Bohlander.

Also present: County Attorney Dan Taylor; County Administrator Tom Klein; Auditor Mindy Byers; Sheriff Ryan Needham; Building Administrator Marc Bonwell; EMA Director Jessica Burget; Mapping Director Mike Davis; Central Communications Director Sherri Hill; Health Administrator Adrienne Northcutt; Assessor Sherri Bentley; Chief Probation Officer Andria Geigle; Recorder Nancy Cox; Assistant County Attorney Tyler Nichols and Commissioners Executive Assistant Lori Dossett.

PLEDGE & PRAYER

Commissioner Guard led the pledge of allegiance and the prayer.

CONSENT AGENDA

Approval of Claims: AP \$1,177,945.95 & 4/18 Payroll \$513,903.55

Minutes: April 28, 2025

INDOT Unofficial Detour Reimbursement Contract - \$8,695.65

INDOT Reimbursement for the State Road 59 Project when roads were closed in Waveland. The reimbursement total: \$8,695.65

Commissioner Bohlander moved to approve the Consent Agenda. Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.

NEW BUSINESS

Recommendation on Housing Rehab Bids

Thrive West Central respectfully submits this recommendation regarding the acceptance of bids and potential contracts for rehabilitation work of three properties located at 405 E Chestnut St., 805 E Chestnut St., and 711 S Green St. in Crawfordsville.

The request for bids was distributed to a list of twelve (12) registered contractors and published in the Journal Review. The County Commissioners received bids on April 28, 2025.

Upon review, Thrive West Central notes the following:

- Bids were received from three (3) contractors.
- Quotes were submitted for only two (2) of the three (3) properties.
- For these two (2) properties with bids, all bids were limited to roofing repairs despite the fact that each unit has multiple rehabilitation needs.
- Bid tabulations are enclosed for reference.

Additionally, as required by the program, radon testing was conducted on all three properties. Each property tested at or above the EPA action level of 4 pCi/L and will require radon remediation. These results were not available at the time of bidding, so remediation was not included in any of the submitted bids.

Due to these circumstances, including errors in the original advertisement and the lack of bids, Thrive recommends that the County **re-bid** these properties.

If agreed upon, we plan to publish a revised request for bids for the week of May 12, with bids due the week of May 19th. In preparation, we are currently:

- Developing detailed work specifications for each property,
- Coordinating with homeowners to schedule site visits for the contractors, and
- Ensuring contractors have adequate access and opportunity to gather necessary information for comprehensive bids.

Commissioner Bohlander moved to approve to reject bids and authorize for the bids to be re-advertised and opened on Tuesday, May 27, 2025 @ 8:00 am.

Seconded by Commissioner Fulwider. Motion carried 3-0 votes in favor.

2024 Annual Highway Department Operational Report

2024 Annual Report- the highway has to report on the breakdown of funds received and expended to the state. This is submitted through Purdue LTAP's agency portal. This information is submitted for state and federal funding. Here is a breakdown of receipts vs expenditures:

Receipts

- \$5,009,224.60 from gas taxes
- \$1,460,625.60 from wheel tax
- 1,437,882.76 from property taxes (can only go toward bridges)
- \$97,703.24 Commercial Vehicle Excise, Settlement Excise, Federal Income Tax settlement (can only go toward bridges)
- \$356,079.13 reimbursements from grants

Total- \$8,361,515.33

Expenditures

- \$1,510,252.26 Personnel Cost
- \$4,637,236.28 Construction, Reconstruction, Preservation
- \$1,178,914.79 Maintenance & Repair
- \$841,989.37 Community Crossing Matching Grant
- \$138,625.40 Winter operations

Total - \$8,307,018.10

Commissioner Fulwider moves to approve the 2024 Highway Department Operational Report. Seconded by Commissioner Bohlander. Motion carried 3-votes in favor.

Housing Program Presentation - Thrive West Central – Ryan Keller

{See Attached Powerpoint Presentation}

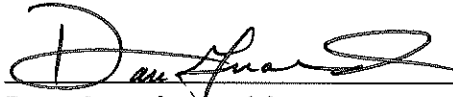
Commissioner Bohlander commented that he had had an opportunity to speak to Mr. Keller and thinks that they can do a great job w/LEAP Project and can help the County accomplish goals.

ORDINANCES

Second Reading Ordinance 2025-13 Creating the 2025 READI 2.0 Grant Fund - Montgomery County approved to receive a grant from Indianapolis Metropolitan Planning Organization (MPO) in the amount of \$1,500,000 for expenses related to the Nucor Road Watermain Project. *Commissioner Fulwider moved to approve Ordinance 2025-13 Creating the 2025 READI 2.0 Grant Fund. Seconded by Commissioner Bohlander. Motion carried 3-0 votes in favor.*

ADJOURNMENT

There being no further business before the Board, meeting adjourned @ 8:25 am.
Minutes prepared by Commissioners Executive Assistant Lori Dossett.
The next regular meeting will be held on Tuesday, May 27, 2025 @ 8:00 am @
Montgomery County Government Center-Room E-109.

**MONTGOMERY COUNTY BOARD OF
COMMISSIONERS:**A handwritten signature in black ink, appearing to read "Dan Guard", is written over a horizontal line.

Dan Guard, President

Attest:

Mindy Byers, Auditor



BUILDING A REGIONAL COMMUNITY FOR THE NEXT GENERATION

1

WHY THRIVE WEST CENTRAL

- MISSION: TO CREATE THRIVING COMMUNITIES BY IMPROVING THE QUALITY OF LIFE AND ECONOMIC PROSPERITY FOR ALL.
- 501(C)(3) NON-PROFIT
- DIVISIONS:
 - ECONOMIC AND COMMUNITY DEVELOPMENT
 - TRANSPORTATION AND REGIONAL PLANNING AND DATA COLLECTION
 - AREA AGENCY FOCUSED ON AGING IN PLACE AND PREVENTATIVE HEALTH
 - HOUSING DEVELOPMENT
 - THRIVE WEST CENTRAL + STRAT STACKER (NON-PROFIT OPTIMIZER)



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HOUSING IN MONTGOMERY COUNTY

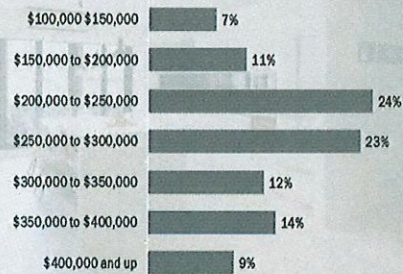
- WHAT'S HAPPENED TO DATE?
- WHAT'S YOUR MARKET POTENTIAL?
 - WHERE DOES THE POTENTIAL LIVE NOW?
 - MONTGOMERY COUNTY: 65%
 - TIPPECANOE, HENDRICKS, BOONE, FOUNTAIN, AND PUTNAM: 15%
 - MARION: 3%
 - BALANCE OF U.S.: 17%
 - HOW MANY HOUSEHOLDS HAVE THE POTENTIAL TO MOVE WITHIN/TO MONTGOMERY EACH YEAR?
 - 2605
 - NON-TRADITIONAL/TRADITIONAL 40% ; YOUNGER COUPLES/SINGLES: 34%; EMPTY NESTERS/RETIRES: 26%

THRIVE
WEST CENTRAL

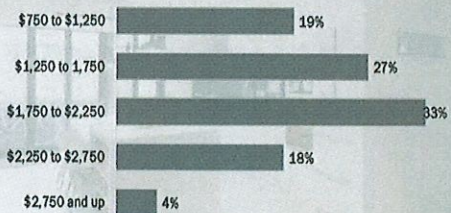
3

HOUSING IN MONTGOMERY COUNTY

Price Ranges
153 Annual Potential Condominium Buyers
Incomes At or Above 60% AMI

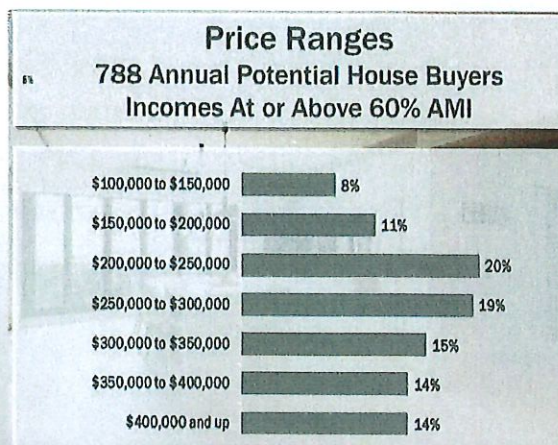
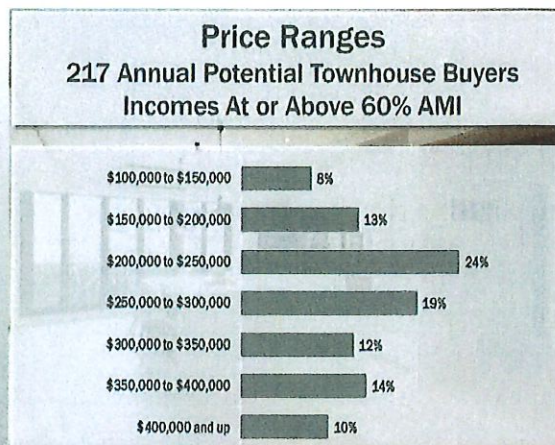


Rent Ranges
615 Annual Potential Renters
Incomes At or Above 60% AMI



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HOUSING IN MONTGOMERY COUNTY



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OPPORTUNITIES IN MONTGOMERY COUNTY

- MARKET POTENTIAL OPPORTUNITIES FOR HOUSING DEVELOPMENT
- GOALS
 - 1,015 TO 1,335 NEW MARKET-RATE HOUSING UNITS
 - UP TO 9% MORE HOUSEHOLDS.
- SELECTING THE RIGHT DEVELOPMENT SITES AND PROJECTS
 - IN-FILL HOUSING
 - GOVERNMENT OR PRIVATE PARTNER SITES
 - PURPLE HEART PARKWAY
 - COMMUNITIES ALONG THE NORTHERN AND EASTERN COUNTY BORDERS
 - AREAS WHERE INFRASTRUCTURE IS PRESENT

THRIVE
WEST CENTRAL

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WHAT'S NEXT

- WORKING WITH CLUB 720 SOLUTIONS AND MISSION BUILD TO RESET HOUSING ECOSYSTEMS
 - CHAMPIONING CLUB 720 AS A TOOL FOR HOME OWNERSHIP AND WEALTH BUILDING
 - IDENTIFYING AND GROWING CATALYST PROJECTS
- CREATING AND SEEDING A HOUSING RLF THAT CAN FUNCTION STATEWIDE
- CREATING A BLIGHT AND REHABILITATION PROGRAM IN PARTNERSHIP WITH IEDC
- PARTNERING AND EMPOWERING THE HOUSING ECOSYSTEM STAKEHOLDERS TO THINK AND ACT DIFFERENTLY
 - DERISKING DEVELOPMENT FOR COMMUNITIES AND BUILDERS
 - RESETTling AND EMPOWERING THE MARKET
- GROWING PARTNERSHIPS



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EXAMPLES OF PROJECTS

Bear Creek Townhomes - 102



8

PROJECT PHOTOS

The Reserve - 13



9

PROJECT PHOTOS

River Valley Apartments – 48



10

PROJECT PHOTOS

Southard Acres West – 20



THRIVE
WEST CENTRAL

11

PROJECT PHOTOS

Terre Vista Glen - 10



THRIVE
WEST CENTRAL

12

Questions?



***BUILDING A REGIONAL COMMUNITY
FOR THE NEXT GENERATION.***