

**MEETING MINUTES  
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION  
TUESDAY, JUNE 10, 2025**

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

**Members Present and in Person:**

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

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

**Via Zoom:** Jeff Peters-Financial Adviser & Engineer Ryan Pattenaude.

**Staff Report**

**Jeff Peters – Financial Advisor** – Mr. Peters stated last month they prepared the taxpayer deficiency reports for both Nucor and Tempur Sealy for their outstanding bond obligations beyond what the revenue stream is and those are with the County Auditor and he stated that he assumes that they have been submitted for payment at this point. Chief Deputy Auditor Jennifer Andel stated that those notices have been sent to both Nucor and Tempur Sealy.

**Attorney Dan Taylor** – Mr. Taylor stated that he gave a report on the new legislation for the County Council this morning. The County is going to have to watch that and not only are property taxes going to have to be watched, but the required neutralization. If there are rate changes within the allocation area, the auditor is going to be required to give that increase in revenue to the base and not to the RDC of the increment and that neutralization could tamp down any revenue increases that you might otherwise see. He stated that next year they are going to have to watch very closely and he agrees with everything that Jeff has said about it. Impacts will probably be more significant going forward, not in 2026 but in the future. The neutralization is really the biggest thing that impacts the RDC. Senate Bill 1 has a lot of moving parts and they will have to lean on the RDC's financial advisor a little more.

**Engineer Ryan Pattenaude – Lochmueller** – Mr. Pattenaude stated that they got some good news on the Nucor Road/SR136 Intersection Project that the environmental document has been approved and they are ready for public involvement so they are proceeding to move ahead to the public hearing.

On the Nucor Road Watermain Project they are currently working with CSX which is more or less the last main hurdle they have to get done in order to have this

project built. They are hoping to be able to bore that last part of the line next week and be able to start testing in the very near future and that waterline completed. Mr. Frey asked Mr. Pattenau, "have you had any indication on Nucor's timing as far as their need or start date has changed much throughout this construction?" Mr. Pattenau stated, "I do not have that information from Ramon, their contact at the Nucor Towers Project. They have been having bi-weekly meetings with them and they have been going pretty well so they have provided them all of the updates and he has not raised any red flags yet so if he does he will be sure to let you guys know just so that they can stay on top of them."

**COUNTY ADMINISTRATOR TOM KLEIN** – Reported that they have worked with all of the parcels into a new allocation area so that has been completed.

**Claims – Regular June - \$33,419.66 Regular Claims {See Attached}**

**Nucor Road Watermain Project - \$470,840.72 {See Attached}**

*Mr. Frey moved to approve the regular claims and the Nucor Road Watermain Project June claims. Seconded by Mr. Monts. Motion carried 5-0 votes in favor.*

### **Adjournment**

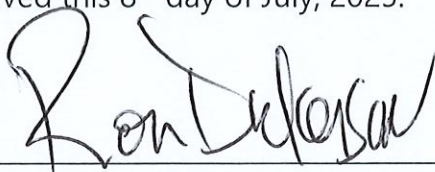
No further business to come before the Board, meeting adjourned at 11:13 am  
Minutes prepared by Lori Dossett, Commissioners Executive Assistant  
on behalf of Rex Ryker RDC Secretary.

The next meeting will be held on Tuesday, July 8, 2025 @ 11:00 am.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 8<sup>th</sup> day of July, 2025.



Ron Dickerson, President

Attest:



Rex Ryker, Secretary

<https://www.youtube.com/live/wYCJvVdXz8k?si=-RtrP2psZOFhCUt>