

Montgomery County Redevelopment Commission

Minutes

MONDAY, JANUARY 8, 2018

I. Call to Order and Roll Call:

The Montgomery County Redevelopment Commission met on January 8, 2018 at 3:30 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, John Frey, Phil Littell, Gary Booth, and Howard Rippy, Jr. Also present were Dan Taylor of Taylor, Chadd, Minnette, Schneider & Clutter, and Cheryl Morphew, Economic Development consultant.

Guests present were: Jeff Peters – Peters Municipal Consultants, Andrew Lanam – George K. Baum & Company, Chris Hamm – HWC Engineering, and Phil Bane - RSD Board President,

II. Election of Officers:

Karen Douglas, Clerk of the Circuit Court, facilitated the swearing in of commission members for a one-year appoint for 2018.

John Frey moved to nominate Ron Dickerson as 2018 President, seconded by Howard Rippy, Jr. Motion passed 5-0.

Howard Rippy, Jr. moved to nominate John Frey as 2018 Vice President, seconded by Gary Booth. Motion passed 5-0.

John Frey moved to nominate Howard Rippy, Jr. as 2018 Secretary, seconded by Gary Booth. Motion passed 5-0.

III. Consideration of Minutes – December 11, 2017:

Gary Booth asked for a correction to the minutes in Section III Bond Sale Update. Regions Bank would be hired as the paying agent, not 1st Internet Bank. John Frey moved to approve the December 11, 2017 minutes with the noted correction, seconded by Gary Booth. Motion passed 5-0

IV. Old Business:

- A. Bond Sale Update - Andrew Lanam – George K. Baum advised the bond closed at 3.05% interest. The fund balance was paid off and construction accounts were set up to finish the existing contracts. Jeff Peters – Peters Municipal Consultants reminded the members he will need new numbers on the infrastructure projects once the RDC receives them.
- B. Comments Regarding HWC/VS Evaluation - Chris Hamm – HWC Engineering reported they are still waiting on information from VS. His team has talked extensively about capacity and design and believes they are close to wrapping this up. Ron Dickerson then led a discussion regarding the need for the RDC to work more closely with the Sewer Board. For example, he would like a timeline

on the expansion but Phil Bane – RSD Board President stated it was difficult to do because the engineer needs to understand what kind of capacity the RDC wants. It was then suggested the RDC meet jointly with the Sewer Board. Phil Bane said the Sewer Board's next meeting is scheduled for January 19th at 9:00 a.m. at the Library. It was decided that meeting would be a joint meeting with the RDC. Finally, Chris Hamm said HWC can get with VS regarding the capacity numbers, etc., and could have this information by the January 19th meeting.

- C. American Water Update – Chris Hamm reported they are having reasonably productive conversations with Indiana American Water. His team is re-evaluating the Phase I infrastructure and estimates they should have a recommendation within the next 2-3 weeks on the water side of the project. Ron Dickerson stated he appreciates the due diligence completed to-date as TIF is taxpayer money. Andrew Lanam informed the members that he, Jeff Peters, and Lisa Lee – Ice Miller have a conference call scheduled to determine an estimated bond financing timeline (generally a four-month process) to guide them in supporting the RDC's plans for the next debt issue.

IV. Approval of Claims:

Taylor, Chadd, Minnette, Schneider & Clutter - \$396.00; CRMorphew Consulting, LLC - \$6,000.00

Phil Littell moved to approve the two claims as presented, seconded by John Frey. Motion passed 5-0.

V. Other Business:

John Frey asked the Commissioners to consider renewing contracts for 2018 for CRMorphew Consulting, LLC, Peters Municipal Consultants, and HWC Engineering. He stated he has been pleased with their services so far, and with much more work to be done, would like to continue their services. No changes will be made to the agreement with Cheryl Morphew except dates. John Frey moved to renew the contract with CRMorphew Consulting, LLC, seconded by Gary Booth. Motion passed 5-0. Jeff Peters proposed an hourly as directed contract for his services. Phil Littell moved to renew the contract with Peters Municipal Consultants, seconded by Howard Rippey, Jr. Motion passed 5-0. HWC Engineering's contract is currently an hourly as directed and Chris Hamm proposed it remain that way. Gary Booth moved to renew the contract with HWC Engineering, seconded by Phil Littell. Motion passed 5-0.

Cheryl Morphew reported she is working a draft of the joint news column for January and the topic is the importance of infrastructure. She will distribute the draft for approval before sending to the local papers.

Dan Taylor express his thanks to Jeff Peters, Andrew Lanam, and Lisa Lee for their excellent work on the bond payoff process. It went exactly as planned. He also thanked the RDC on their work in 2017 and how he understood the Council and Commissioners felt the same way. Gary Booth echoed Dan's comments.

With no other business to come before the Commission, Ron Dickerson moved to adjourn the meeting. John Frey seconded the motion. The motion passed 5-0. The meeting was adjourned at 4:39 p.m.

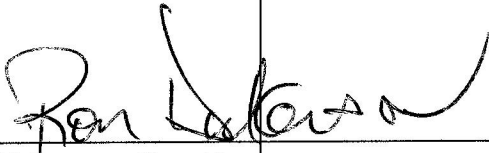
Next meeting will be a joint meeting with the Regional Sewer Board on Friday, January 19, 2018 at the Library.

Minutes prepared by CRMorphew Consulting, LLC on behalf of Howard J. Rippy, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 12th day of February, 2018.

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

Ron Dickerson, President