**Montgomery County Redevelopment Commission**

**Minutes**

**MONDAY, FEBRUARY 12, 2018**

**I. Call to Order and Roll Call:**

The Montgomery County Redevelopment Commission met on February 12, 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, Howard Rippy, Jr., and Jerry Kincaid. Also present were Dan Taylor of Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew, Economic Development consultant, Lori Dossett, Commissioners’ Executive Assistant, and Jennifer Andel, Auditor

Guests present were: Jeff Peters – Peters Municipal Consultants, Rex Dillinger, Chris Hamm, and Troy Swan all from HWC Engineering, Lisa Lee – Ice Miller (via phone) and Jim Peck – County Engineer.

**II. Consideration of Minutes – January 8, 2018:**

John Frey moved to approve the January 8, 2018 minutes as presented, seconded by Phil Littell, Motion passed 5-0.

**III. Old Business**:

1. WWTP Capacity & Future Expansion: Conversations as a result of the joint RDC and Regional Sewer Board are moving the proposals forward regarding the existing plant. Looking for a lift station site in the general area of the Pilot truck stop and also a site near Banjo. This will be a low-pressure system and residents will have grinder pumps. The hybrid system will provide the most flexibility in the design. Hope to have final cost figures by February 21st. Construction will stay on the same timeline as the Regional Sewer Board: March – permits to the State, March/April – go to bid, and May/June – should be ready to put a shovel in the ground.
2. VS Proposed Development of I74/SR32: VS and HWC now seem to be on the same page and have a joint understanding of land use, as well as short- and long-term sizing.
3. American Water: Not much progress has been made since the last RDC meeting. It is our understanding Indiana American Water has not gotten the local ideas validated by their leadership team. The Sale for Resale option discussed is not viable per Indiana American Water’s counsel. However, this too needs to be validated by their leadership team.

Our remaining options include:

1. Build the system, dig wells and run as our own utility.
2. Build the system and give it to Indiana American Water.

Phase I: Run a 16” from the water plant to Nucor Rd., then turn it over to Indiana American Water. Estimated cost is approximately $1.5 million. This is our worst-case option. If Indiana American Water wants to buy the sewer (which they have indicated) the county could recoup the $1.5 million cost outlay for the 16”.

Next Steps:

* Start design. HWC will have numbers and contract for water design by the March RDC meeting.
* Start negotiating details with Indiana American Water. This will include validating with their leadership team.

Jeff Peters stated they had to put in for the debt reserve and that percentage rates continue to increase which lessens the amount they can borrow. Needs to understand what detail will be available for lease by February 21st.

Lisa Lee commented she has created an estimated timeline, but still needs preliminary plans/specs such as diagrams, line sizes, and other engineering information, as well as the maximum annual lease rental amount to get the lease process started. She stated they can estimate high on the maximum annual lease rental for now and adjust later.

If we start the preliminary approval at the RDC’s March 12th meeting, they can do a mid-May closing on the bonds. This assumes the bids are received by mid- to late-April. It also assumes moving the sewer boundaries. It’s important to note the bonds can’t be sold until the construction bids with a lease finance have been received. She will send her timeline to the group.

Lisa also reported the County Commissioners will create an RDA (Redevelopment Authority) who will act as the financing body and provide additional oversight on the lease.

HWC indicated the bids on the water are approximately four months out. Per Lisa, if this is the case, we may have to split the finance leases, i.e., (Regional sewer district is one and Indiana American is the second) and could do a short-term note for the $1.5 million with a bank vs a lease. Jeff Peters indicated BMO and Regions were both interested in the bonds.

If TIF is used, there will be a notice of appropriation of bond proceeds, then market the short-term note to the banks which will be a much faster process. With the water plans in limbo, might want to push forward with sewer. Just need to verify that the Regional Sewer Board is on track with the same timeline.

HWC reported VS Engineering should have numbers on the sewer by February 21st. VS was to have sent letters to the land owners regarding easements. Lori Dossett will check to see if that’s been done.

**IV. New Business:**

1. Feasibility Study for S.R. 231S & Surrounding Area:

Does the RDC want to make this a TIF District? Asked HWC what it would cost to do a feasibility study of this area from a planning perspective. The City will annex the area if they extend water and sewer. According to Lisa, if the County wants to control the TIF after annexation, the RDC would have to issue debt. John Frey asked that 231 north of the I-74 interchange be included in the feasibility study. He met with the Mayor to discuss this plan and the Mayor was amenable to splitting costs.

Lisa Lee reminded the group that in order to meet the definition for the establishment of a TIF, they would need to seek letters from developers, elected leaders, business leaders, and Economic Development folks to do a reasonable expectations test. For example, what are the challenges, what kinds of infrastructure improvements are needed, and what kinds of development is desired in that area.

If the City annexes an area that is in a County TIF, and the City and County can’t come to an agreement, the DLGF would require the TIF be dissolved if there is no debt. Obviously, we don’t foresee this happening here, but the RDC should be aware.

Ron Dickerson asked that a preliminary study of the viability of these areas be started so a plan can be developed. Howard Rippy, Jr. made a motion to begin this study, seconded by Phil Littell, Motion passed 5-0.

1. Approve 2018 Budget & Appropriations

It was noted, the RDC did not document their budget. Jennifer Andel helped with the document for the general fund and bond fund, but the budget document needs to be completed so they can pay their claims. John Frey made a motion to approve the budget, seconded by Gary Booth. Motion passed 5-0.

The RDC will need to advertise for the next meeting in order to pay the claims.

**V. Other Business:**

Dan Taylor distributed the annual RDC training materials and encouraged members to read it.

Phil Littell made a motion to extend HWC Engineering’s on-call contract, seconded by John Frey. Motion passed 4-0. Prior to this vote, Howard Rippy, Jr. had to leave and was not present.

Cheryl Morphew reported she is working a draft of the joint news column for February and topic is on workforce.

With no other business to come before the Commission, Ron Dickerson moved to adjourn the meeting, seconded by John Frey. Motion passed 4-0. The meeting was adjourned at 5:01 p.m.

Next meeting will be March 12th.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this \_\_12th\_\_\_\_ day of March, 2018

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Ron Dickerson, President