

# Montgomery County Redevelopment Commission

## Minutes

MONDAY, MARCH 11, 2019

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

The Montgomery County Redevelopment Commission met on March 11, 2019 at 3:30 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, Phil Littell, John Frey, Howard Rippey, Jr., and Jerry Kincaid. Also present were Darren Chadd-Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew-Economic Development consultant, Lori Dossett-Commissioners' Executive Assistant, Jim Peck-Co Engineer.

Guests present: Jeff Peters-Peters Municipal Consultants, and Troy Swan-HWC Engineering.

### II. Consideration of Minutes – February 11, 2019:

John Frey moved to approve the February 11, 2019 minutes as presented, seconded by Phil Littell. Motion passed 5-0.

### III. Old Business:

Ron Dickerson reported that he and John Frey met with Dan Taylor regarding the proposed agreement with Indiana American Water and asked that he move forward with Indiana American Water's attorneys. They requested Dan to propose the following:

Phase I: A 20" main to Nucor Rd, to be completed by June 2020

Phase II: To extend south to CR 150, to be completed by 2021

Gary Booth asked if this includes plans for Smartsburg? No, per John Frey.

### IV. New Business:

- A. 2018 Annual Report (At this point, Auditor Jennifer Andel called in to the meeting to participate in this discussion and to give her report.)

Jeff Peters reported he had sent the report to Dan Taylor for comments which Dan provided just prior to the meeting and found nothing out of the ordinary.

Everything ties back to Jennifer Andel's numbers. Jeff went on to state that as of Friday, the State's Gateway system for 2019 was not yet open. He will coordinate submission by April 15<sup>th</sup> with Jennifer Andel and Dan Taylor and indicated the report should also go to the County Commissioners and County Council. John Frey moved to approve the 2018 Annual Report, seconded by Gary Booth. Motion passed 5-0.

## V. Reports:

### A. Auditor Jennifer Andel, RDC Treasurer

Jennifer stated there is no report today, no major payments were made, and nothing changed since last month's RDC meeting.

### B. Cheryl Morphey, Economic Development Consultant

Cheryl reported there were four leads received since last meeting, they were:

Project Penny, an International manufacturer seeking a 20,000 – 30,000 sf building, Project Total Package, a heavy manufacturer seeking 25 acres with rail, Project Roll, a heavy equipment manufacturer seeking a 60,000 – 100,000 sf building, and Project Cologne, an auto manufacturer seeking a 2m sf building. Work continues on Project Mega Midwest and she is currently awaiting word on its status. Cheryl also reported she is working with Lori Curless at the Airport on promotional ideas for some upcoming events. She facilitated an introductory meeting between the Parks Dept/Sunshine Vans, the Waveland 5310 transportation coordinator, and Access Johnson County to discuss the idea of a county-wide public transportation system similar to Access Johnson County. She reported on recent meetings with MIBOR regarding their Housing Study and a joint meeting between the Mayor, County elected officials, and Pivot Marketing to discuss a collaborative county-wide residential marketing strategy. She gave updates on the county-wide workforce roundtable and county-wide childcare committee. Finally, she gave an overview of the county's participation in a 10-county regional grant application for Broadband that was submitted to WHIN for consideration for funding through WHIN's Regional Cultivation Fund Impact Grant.

### C. HWC Engineering Report

Troy Swan reported they continue to wait on the agreement from Indiana American Water. He reminded everyone that everything is complete except the specs and easements, and do not want to move forward without the agreement in place.

### D. Regional Sewer Board Report

No one present from the board, so Jim Peck reported they are in a holding pattern until the joint meeting. Lori Dossett reported there is much progress being made on the sewer main extension along S.R. 32 and by end of June or first of July, they will be ready to connect customers. Jim also reported the Sewer Board is in preliminary discussions with Nucor about treatment of their waste. Phil Little asked if the existing plant could handle this additional treatment. Jim responded it could not and that a pre-treatment facility would be needed.

## VI. Approve Claims:

The following claims were presented:

CRMorphey Consulting, LLC - \$6,000.00

Peters Municipal Consulting - \$3,016.17

HWC Engineering - \$1,765.00

Taylor, Chadd, Minnette, Schneider, and Clutter - \$285.00

TOTAL: \$11,066.17

## VII. Other Business:

John Frey reported on a discussion he had with Pivot Marketing a firm that specializes in residential marketing strategies. He thinks the RDC might have an opportunity to consider a strategy once the comprehensive plan is approved. Gary Booth asked about the status of the comprehensive plan. John stated that OCRA told him they should receive it this week. He shared that OCRA had requested a few minor additions like a map and history of the county, but nothing that would change the scope. Once the County receives the report, they will need ten days to advertise for the Plan Commission meeting.

Jim Peck reported he talked with Pam Fisher, Director of Economic Development for INDOT, and Adam Hess with CSX while at Road School about master planning the area around Nucor. John reported the joint presentation by INDOT and CSX at Road School was about marrying roads and rail. Jim also reported that CSX is trying to identify another switching site because the one in Lebanon is nearing capacity.

## VIII. Adjournment:

With no other business to come before the Commission, John Frey moved to adjourn the meeting, seconded by Gary Booth. Motion passed 5-0. The meeting was adjourned at 4:10 p.m.

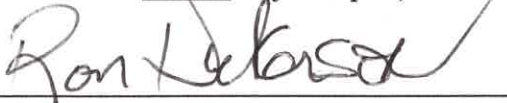
Next meeting will be Tuesday, April 8, 2019.

Minutes prepared by Cheryl Morphew on behalf of Howard J. Rippy, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this \_\_\_\_\_ day of April, 2019.



Ron Dickerson, President