

# Montgomery County Redevelopment Commission

## Minutes

MONDAY, FEBRUARY 11, 2019

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

The Montgomery County Redevelopment Commission met on February 11, 2019 at 3:35 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, Phil Littell, and John Frey. Also present were Dan Taylor-Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew-Economic Development consultant, and Jennifer Andel-Auditor.

Guests present: Chris Hamm-HWC Engineering and Greg Morrison-County Council.

### II. Consideration of Minutes – January 14, 2019:

Phil Littell moved to approve the January 14, 2019 minutes as presented, seconded by Gary Booth. Motion passed 4-0.

### III. Old Business:

Dan Taylor stated he had asked Jeff Peters of Peters Municipal Consultants to run calculations to see what the \$2.2m BAN payment might look like if converted to a 10-year and 15-year bond. Ron Dickerson reported Jeff will present at the March meeting.

Ron Dickerson distributed a document from Jim Peck, County Engineer, with a summary from the sewer plant analysis including the existing plant's capacity. Ron stated that the Nucor expansion could be a game-changer on this infrastructure planning. Dan Taylor shared that the Indiana American agreement is on hold due to discussions with Nucor. John Frey reported there are road improvements required to support this project. Regardless, the improvements need to be made to support the existing facility. Phil Littell asked if extension of water infrastructure is on hold and Dan Taylor stated Phase I is ready and that once discussions between Indiana American and Nucor are complete, we will have a better understanding of the needs. Gary Booth asked if the RDC will be involved with these infrastructure needs and Dan Taylor responded that yes, the RDC will be involved.

### IV. New Business:

Ron Dickerson reminded everyone of the joint RDC, County Council, County Commissioners, and Regional Sewer Board meeting on Wednesday, April 3, 5:00 p.m. at Fusion 54. The purpose of which is to get everyone on the same page and to understand the full financial picture. He also reported on the WHIN Idea Day that was held at Ivy Tech. All internet providers were present to hear a proposal by the region seeking broadband infrastructure support and service for the 10-county area. He reported there were a number of ideas from Montgomery County, but wasn't aware if any of them included

cooperation with other counties. Announced Proposer's Day is February 18 for planning grants. Believes eventually there will be an application from Montgomery County.

## **V. Reports:**

### **A. Auditor Jennifer Andel, RDC Treasurer**

Jennifer distributed her financial report and reported she added another fund, the "2018 Sinking Fund #4890" which is for the trust indenture. The next debt service payment will be June/July and that generally she makes two payments per year. Ron Dickerson asked her to send her an electronic version of her report to Jeff Peters.

### **B. Cheryl Morphey, Economic Development Consultant**

Cheryl reported there were three leads received since last meeting, they were: Project Tiger 2, an International food manufacturer seeking a 55,000 sf building, expandable to 100,000 sf, Project Kick, an international tire manufacturer seeking 120-200 acres, and Project February, a plastics manufacturer seeking a 50,000 sf Building, expandable to 150,000 sf. In addition, most of her time has been spent working on Project Mega Midwest. She reported there have been discussions with the City and County regarding residential and commercial developers and creating a strategic marketing plan.

### **C. HWC Engineering Report**

Chris Hamm reported they are finished with the water until further notice. They have revised the strategic plan to incorporate conceptual development maps and a 10-year building out plan. He asked members to review these areas in detail. He stated all of this could change if the Nucor project happens, in which case they may have to do a detailed development plan along the Nucor corridor. He suggested the RDC let the plan breathe for 30 days until we know more about Nucor.

John Frey concurred with Chris' assessment about understanding the types of retail for the I-74/S.R. 32 interchange. He stated they also need to focus on residential locations and the impact to retail at the interchange and vice versa. Chris Hamm stated both locations can be reviewed simultaneously. Gary Booth asked what the impact would be on New Ross and Ladoga and John Frey stated he thought they would benefit from any retail and residential growth that would occur near the interchange or along south 231.

### **D. Regional Sewer Board Report**

No one present from the board, so Ron Dickerson shared they are waiting to see what occurs with Nucor and how it will impact both the priorities and process going forward.

## **VI. Approve Claims:**

The following claims were presented:

CRMorphey Consulting, LLC - \$6,000.00

Peters Municipal Consulting - \$4,024.16

HWC Engineering - \$6,873.40

Taylor, Chadd, Minnette, Schneider, and Clutter - \$1,292.00

TOTAL: \$18,189.56

## VII. Other Business:

Dan Taylor reminded the members to expect a number of special meetings should the Nucor project come to fruition.

Ron Dickerson asked Jennifer Andel about the report due by March 1. Jennifer responded that Jeff Peters will compile that report. Dan Taylor stated the RDC will receive the report by March 11 for their review.

Greg Morrison asked what will happen to the sewer plant capacity if Nucor does expand? Chris Hamm said that all engineering has been done and that it's possible that there will be both an expansion of the existing plant and construction of a new plant. The system has been designed to "turn the switch" and change plans if need be—which are great problems to have.

## VIII. Adjournment:

With no other business to come before the Commission, John Frey moved to adjourn the meeting, seconded by Gary Booth. Motion passed 4-0. The meeting was adjourned at 4:37 p.m.

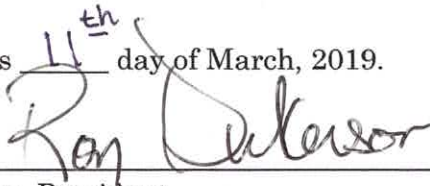
Next meeting will be Tuesday, March 11, 2019.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 11<sup>th</sup> day of March, 2019.

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

Ron Dickerson, President