

# Montgomery County Redevelopment Commission

## Minutes

MONDAY, JANUARY 14, 2019

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

The Montgomery County Redevelopment Commission met on January 14, 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, Howard Rippy, Jr., and Jerry Kincaid. Also present were Dan Taylor and Mitchell Ray-Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew-Economic Development consultant, Lori Dossett-Commissioners' Office, Jim Peck-County Engineer, and Jennifer Andel-Auditor.

Guests present were: Jeff Peters – Peters Municipal Consultants, and Chris Hamm and Troy Swan – HWC Engineering.

### II. Consideration of Minutes – December 3, 2018:

Gary Booth posed the question about whether to amend the minutes to indicate why the TIF was not expanded. After further discussion, he requested the minutes reflect that the groundwork has been laid for expanding the TIF including discussions with Mayor Barton and the RDC stands ready to move forward with an expansion when the time is right. Phil Littell moved to approve the December 3, 2018 minutes with the stated amendment, seconded by Gary Booth. Motion passed 4-0.

### III. Reorganization – Election of Officers

Ron Dickerson reported that the Mayor and County Council have reappointed their members to the Commission for 2019.

#### A. President

Howard Rippy, Jr. nominated Ron Dickerson to remain as President. Passed 4-0.

#### B. Vice President

Ron Dickerson nominated John Frey to remain as Vice President. Passed 4-0.

#### C. Secretary

Phil Littell nominated Howard Rippy, Jr. to remain as Secretary. Passed 4-0.

### IV. 2019 Contracts

#### A. Peters Municipal Consultants

#### B. HWC Engineering

#### C. CRMorphew Consulting LLC

Dan Taylor reported he reviewed all contracts and there were no concerns. Gary Booth moved to accept all three contracts, seconded by Phil Littell. Motion passed 4-0.

Gary Booth moved the RDC retain legal firm Chadd, Minnette, Schneider & Clutter, seconded by Howard Rippey, Jr. Motion passed 4-0.

## V. Old Business

Jeff Peters asked if there are current cost estimates and a timeline for the sewer plan expansion. Jim Peck reported the existing plant analysis is complete. It is currently rated at 100,000 gpd and is operating at 50% capacity. The analysis showed the plant can reach up to 125,000 – 135,000 gpd. The next phase is to look at anticipated flows per sector, i.e. residential, industrial, commercial. He continued that cost estimates should be available by early June and that construction on the expansion could begin yet this year. The expansion would bring the plant to 260,000 – 300,000 gpd. The current construction along S.R. 32 goes online at the existing plant in August. Jim reported that another concern is the suspended solids and their impact on the plant. The levels of sodium and ammonia are coming in higher than the plant's limit. The primary source of these solids is from water softeners. The capacity of the treatment plant is ok, but these limits will eventually get IDEM's attention.

## VI. New Business

### A. Strategic Plan-I-74/SR32/Nucor Road – Chris Hamm HWC

Chris Hamm passed out the revised draft of the strategic plan. Highlights include some preliminary road plan costing, consistency with the comp plan, and sets the foundation for new and/or expanded TIF districts. He asked that the Commission members review it in preparation for discussion at their February RDC meeting.

## VII. Reports:

### A. Auditor Jennifer Andel – RDC Treasurer

Jennifer shared the fund balance report and asked if there were any questions.

Ron acknowledged that the agenda did not include a line item for Jeff Peters to report and asked that he present his information.

Jeff Peters stated the revised 2018 budget included \$95,000 for a TIF expansion in 2018 which never occurred. Aside from that, the 2018 actual is on target with the budget, however 2019 revenues are a different story. He provided the following comments regarding the financial report he distributed: 1) That while the AV in tax districts 24 and 25—which include Nucor—increased, the tax rates from the DLGF dropped. 2) Nucor's personal property that is being retired—and removed from the tax rolls—is a higher number than expected which affected the TIF revenues. 3) The Library debt service did not get adopted so that should come on in 2020. 4) The new sewer bond payment won't hit until 2022 and right now with current revenues, the Commission couldn't afford to make the payment. He reminded everyone that the objective was to have enough money to



fund a cash payment of the BAN. If there are no changes to the revenue they won't meet this goal. Jeff provided the following options that could help them meet that objective: 1) Underspend in 2020 & 2021. 2) Turn the BAN into a bond. He reminded them that any new development will obviously help revenues. He also reminded members they haven't encumbered sewer plant revenues. Dan Taylor asked Jeff to run numbers on what the \$2.2m BAN payment might look like if converted to a 10-year and 15-year bond. Jeff stated he would have these calculations for the February meeting.

Ron Dickerson suggested the RDC schedule another joint meeting with the regional sewer board and perhaps target March for the meeting. Dan Taylor recommended they include the Commissioners and County Council in this joint meeting.

**B. Cheryl Morpew – Economic Development Consultant**

Cheryl gave a brief overview of the lead activity since the last meeting which included six leads. Much of her time has been spent working one of those-- Project Mega Midwest which is targeting a site in the county. In addition, she assisted IMPA with their tax abatement process for a new solar park located in the county near Darlington.

**C. HWC Report**

Troy Swan reported the water main plans have been taken as far as they can. They are now waiting on the agreement with Indiana American Water.

**D. Regional Sewer Board Report**

No one from the board was in attendance to provide a report.

**VIII. Approval of Claims: Total of \$70,340.69**

The following claims were presented:

Merchants Bonding Company - \$263.00

CRMorpew Consulting, LLC (November and December) - \$12,000.00

Taylor, Chadd, Minnette, Schneider, and Clutter - \$2,137.00

HWC Engineering - \$50,164.97

Peters Municipal Consultants - \$5,775.72

**TOTAL - \$70,340.69**

Phil Littell asked if the RDC would be responsible for always paying the interchange water bills. Troy Swan stated his understanding is that Indiana American Water will reimburse the RDC for engineering costs from Phase I. Dan Taylor stated this is what he is working through on the agreement document with Indiana American Water. Phase II, III, and IV are done and costs will be assumed by Indiana American Water.

Howard Rippey, Jr. moved to approve the claims as presented, seconded by Phil Littell. Motion passed 4-0.

## IX. Other Business:

Dan Taylor passed out training materials to the members and asked them to turn their attention to the following items: 1) Page 6 regarding excess AV comments which are due June 15<sup>th</sup>. 2) Page 7 regarding the RDC is subject to Open Door law. 3) Page 8 regarding public records law and reminded the members should exercise caution with emails to each other regarding business matters. The only exception is email to/from him as their attorney. 4) Page 9 regarding a reminder they are required to conduct an Annual Meeting which they did in November. 5) Page 10 regarding the schedule his office created of important dates the RDC needs to be aware of.

Gary Booth asked Chris Hamm his opinion about creating future TIFs. Chris shared that members of the RDC met with Mayor Barton to discuss their vision for future TIFs. Chris recommended they wait until after the comp plan is approved before moving forward with any expansions.

## VII. Adjournment:

With no other business to come before the Commission, Gary Booth moved to adjourn the meeting, seconded by Phil Littell. Motion passed 4-0. The meeting was adjourned at 4:47 p.m.

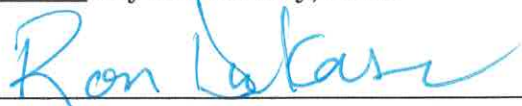
Next meeting will be Tuesday, February 11, 2019.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

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



Ron Dickerson, President