**MEETING MINUTES**

**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**

**WEDNESDAY, SEPTEMBER 13, 2023**

**Call to Order – Chairman Ron Dickerson @ 1:00 pm**

**Members Present and in person:**

Mr. Ron Dickerson; Mr. John E. Frey; Mr. Gary Booth; Mr. Phil Littell; Mr. Rex Ryker; and Ms. Julie Hess.

**Approval of Meeting Minutes: August 9, 2023**

***Mr. Frey moved to approve the August 9, 2023 regular minutes. Seconded by Mr. Littell.* Motion carried.**

**New Business**

 **RSD Loan Request**

President Dan Guard and Vice President Jake Bohlander appeared before the Board explaining a shortfall in the Montgomery Regional Sewer District Budget. Mr. Guard and Mr. Bohlander requested a $50,000 loan from the Redevelopment Commission. Mr. Guard stated the RSD Board have taken steps to increase the operating budget by increasing monthly sewer rates by 50%. After discussion, ***Mr. Frey moved to approve a loan $50,000 to the Regional Sewer Board with 5% interest accruing after 12-months and to authorize the RDC President to sign the contract. Seconded by Mr. Booth.*** Attorney Taylor advised that he would prepare the contract for the $50,000 loan. **Motion carried.**

**Staff Reports**

**Financial Advisor Jeff Peters –** Mr. Peters stated that ICE MILLER have not yet been paid for invoiced work performed for the recent Defeasance Procedure on the Nucor Project. The two outstanding invoices total $61,204. Mr. Peters recommend approval of the two ICE MILLER invoices. ***Mr. Frey moved to approve payment of the claims to ICE MILLER for $61,204. Seconded by Mr. Ryker. Motion carried.***

Tempur Sealy –Mr. Peters recommended that the Board approve payment to Tempur Sealy from $450,000 grant received from the Indiana Economic Development Industrial Development Grant. As a reminder, the grant is a reimbursable grant from the IDEC. ***Mr. Frey moved to approve a $450,000 payment to Tempur Sealy from the IDEC Industrial Development Grant. Seconded by Mr. Littell. Motion carried.***

Mr. Peters recommended that the RDC direct the Commissioners to submit an Affidavit for Disbursement from the 2022 Taxable Tempur Project Bond proceeds for $900,000, which is the County’s portion of the rail spur infrastructure project at Tempur Sealy. ***Mr. Littell approved the request to the Commissioners to submit an Affidavit of Disbursement from the 2022 Taxable Tempur Project Bonds for $900,000 to be paid to Tempur Sealy. Seconded by Mr. Frey. Motion carried.***

Mr. Peters recommended that the RDC request an Additional Appropriation from the County Council in the RDC General Nucor TIF budget for $875,000 to be paid to Tempur Sealy for reimbursement of expenses paid to CSX for rail infrastructure at the project site. ***Mr. Frey moved to approve an additional appropriation request for $875,000 from the RDC General Nucor TIF fund. Seconded by Mr. Booth. Motion carried.***

 **Approve Claims - $43,709.11**

***Mr. Ryker moved to approve the September 2023 claims totaling $43,709.11. Seconded by Mr. Booth.* Motion carried.**

**Attorney Dan Taylor –** No report

**Treasurer Mindy Byers** – Attached report.

**Ksm Representative Greg Lannan** – Mr. Lannan stated that they are continuing to work on updating the comp plan and surveys will be sent out soon requesting input on the plan. Mr. Frey stated that INDOT has requested that the County submit its Comp Plan information to use to make decisions for granting projects.

**Other Business**

Mr. Frey stated there is ongoing discussion of the reconfiguration of the intersection of Comfort Drive and Nucor Road. He suggested asking for a proposal from RQAW to submit alternate designs of the intersection for the Board’s consideration.

Mr. Booth reminded the RDC members that adding housing is crucial and to keep the subject on the forefront.

**Adjournment**

With no further business to come before the Board, meeting adjourned at 2:00 p.m.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Rex Ryker RDC Secretary.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this \_11\_\_\_ day of October, 2023.

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Ron Dickerson, President

Attest:

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Rex Ryker, Secretary