Montgomery County Redevelopment Commission

Minutes of Special Meeting

September 21, 2017

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

The Montgomery County Redevelopment Commission met in a special session on September 21, 2017 at 1:00 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, John Frey, Phil Littell, and on the phone was Howard Rippy, Jr. Also present were Cheryl Morphew – Economic Development consultant, Darren Chadd of Taylor, Chadd, Minnette, Schneider and Clutter.

Guests present were: Lisa Lee – Ice Miller, Nichole Franklin – Peters Municipal Consultants, Chris Hamm – HWC Engineering, and Rex Dillinger – HWC Engineering

**II. Discussion on financing & timing**:

Ron shared that things are moving forward with the sewer board, but the question of financing is the primary concern. In talking with RDC members, it was decided the best next step was to convene a working group of subject-matter experts. The group is comprised of Peters Municipal Consultants, HWC Engineering, Ice Miller, and CRMorphew Consulting. The primary drivers are: money and how to decide what steps to take towards planning. For example, HWC can provide some guidance for sections 2 & 3 of the strategic plan, but we may need to consider expanding the sewer beyond the interchange. The bottom line is we need to take a “big” picture view and plan accordingly.

Lisa Lee then gave a broad overview of the bond restructuring process. She indicated Peters Municipal is still working on the cost analysis which they need before making any decisions. Once the costs are known, a bond refunding resolution would start the process. They would then have to find a buyer for the bond, but once complete all covenants go away. She and Jeff Peters could then restructure new project financing, all of which could be done simultaneously with HWC’s work. This is all about managing risk. It can be done in phases to allow series of bonds if the RDC desires this approach. Again, solid cost estimates are key.

**III. Discussion on more specific strategies for SR32/I74**

Chris Hamm walked the members through his draft water infrastructure scope. It is estimated it will take 8-9 weeks to complete. There are two components to the proposal:

Task 1 – Infrastructure and site feasibility which will provide a long-term master infrastructure plan with cost estimates and a plan for roll-out.

Task 2 – Development & suitability which will help identify key parcels.

Chris also indicated the water analysis will be completed in 2-3 weeks and they could have a conceptual layout by that time too.

**IV. Possible expansion to the East**

Chris said the Commission should consider looking at extending the sewer to the other side of the interchange. Looking long-term, it could be considered as part of the overall master infrastructure plan and includes costs and development concepts.

Given the scope of work has grown since he prepared this proposal, Chris said they will continue working under the On-call agreement to keep things moving, but asked the members to consider engaging HWC on a separate agreement to do the interchange plan. He said he will revise the plan based on today’s discussion and provide a new proposal for the RDC’s review.

John Frey commented that there hasn’t been any discussion about what all of this planning will do to help build future A/V. The conceptual plan with cost estimates is key to that potential growth and could be used as a marketing tool.

**V. Other Business:**

Phil Littell commented there is a lot going on and asked if the RDC needs to consider meeting more frequently than once a month to avoid all of the special meetings that some folks can’t get to. Perhaps the RDC needs to begin meeting twice a month. The members agreed to consider meeting twice a month.

Before setting a new schedule, it was decided to postpone the October 2nd regularly scheduled RDC meeting to allow more time for the financial analysis to get completed and for HWC to revise their new agreement.

**Next meeting will be Monday, October 16, at 3:30 p.m.**

**VI. Adjourn**: With no other business to come before the Commission, Ron Dickerson moved to adjourn the meeting. John Frey seconded the motion. The motion passed 4-0. The meeting was adjourned at 2:05 p.m.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017

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Ron Dickerson, President