Montgomery County Redevelopment Commission

Minutes of October 30, 2017 Meeting

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

The Montgomery County Redevelopment Commission met on October 30, 2017 at 3:30 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, John Frey, Phil Littell, Gary Booth, Howard Rippy, Jr., and Jerry Kincaid. Also present were Dan Taylor of Taylor, Chadd, Minnette, Schneider and Clutter, and Cheryl Morphew – Economic Development consultant,

Guests present were: Lisa Lee – Ice Miller, Jeff Peters – Peters Municipal Consultants, Andrew Lanham – George K. Bahm & Co., Chris Hamm, and Rex Dillinger all from HWC Engineering.

**II. Consideration of Minutes:**

The minutes of the October 16, 2017 meeting were distributed. Motion to accept as presented made by John Frey, seconded by Phil Littell. Motion passed 5-0.

**III. Old Business:**

Economic Development Planning Discussion & Updates

1. HWC Update. As part of the strategic plan they are looking at land use for long-term capacity needs for sewer and laying out conceptual uses such as residential, commercial, and industrial. Zoning is not part of this plan.

There is a meeting with Indiana American Water next week to discuss the water capacity.

Will have cost on sanitary sewer by end of the year then can move forward on sewer design.

They met with OCRA regarding the grant and there are a couple of things that need minor modification: 1. Public outreach, and 2. Implementation plans. HWC will have these to OCRA yet this week, then the date will be set for approval.

1. Ice Miller Update. Lisa Lee reported the discussion with SRF went very well. Primarily they were interested in why the need for refunding. She provided a detailed explanation of the issues and SRF will allow prepayment if the RDC can close by the end of the year. Lisa proposed a detailed process timeline to the RDC that would wrap up by 12/19/17.
2. Peters Municipal Consultants & George K. Baum Update. Jeff Peters indicated he is in the process of completing the fiscal plan. Believes this is the best place to start a new finance plan and recommends the RDC move forward with the SRF prepayment plan and timeline as presented by Lisa Lee. Andrew Lanham provided an overview of the net present value of the bonds and explained how the bonds will be purchased on the open market.

The RDC discussed the engagement letters from Ice Miller, Peters Municipal Consultants, and George K. Baum & Co. and that payment for each would come from the bond proceeds. Motion to accept the three engagement letters to move forward with the SRF bond refunding made by John Frey, seconded by Howard Rippy, Jr. Motion passed 5-0.

**IV. New Business**

A. Claim

1. HWC - $855.72

Motion to approve as presented made by John Frey, seconded by Phil Littell. Motion passed 5-0.

**V. Other Business:**

Cheryl Morphew indicated she and Lori Dossett had not had an opportunity to meet to discuss the social media and website review. Once Lori returns from vacation, they will get something on the calendar. She also shared with the commission the joint economic development column that will be hosted by both local papers. The column is a joint effort between the City, County Commissioners, and County RDC. A list of topics has been identified by the group and now they need to prioritize so the first article can be developed and distributed.

**VI. Adjourn**:

With no other business to come before the Commission, John Frey moved to adjourn the meeting, seconded by Phil Littell. Motion passed 5-0. The meeting was adjourned at 4:30 p.m.

**Next meeting will be Monday, November 13, at 3:30 p.m.**

Respectfully Submitted,

Howard Rippy, Jr., Secretary

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

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ron Dickerson, President