

# **Montgomery County Redevelopment Commission**

## **Special Meeting Minutes**

### **MONDAY, SEPTEMBER 30, 2019**

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

The Montgomery County Redevelopment Commission met during a special session on September 30, 2019 at 1:30 p.m. at the Montgomery County Office Building on South Boulevard in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, John Frey, and Phil Littell. Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew – Economic Development consultant, Jim Peck - County Engineer, Mark Casteel – County Administrator, and Jennifer Andel – Auditor.

Guests Present: Chris Hamm – HWC, and Greg Budd – Lochmueller Group

#### **II. Economic Development Primer – Cheryl Morphew**

Cheryl facilitated a training session on economic development, including the lead attraction and submission process, the number and types of leads received annually, and the details of local incentive programs. A copy of Cheryl's presentation is included with these minutes.

Dan Taylor provided an overview of the recent legislative changes to TIF which include the opportunity for rural communities to use TIF for incentivizing residential development.

#### **III. Indiana American Agreement – Dan Taylor**

Dan reported that he has reviewed the most recent changes to the agreement and is fine with them. He reviewed some of the primary changes which include:

- The Commission's willingness to grant water utility easement rights for installation and maintenance of water mains.
- The design timeline has been moved from September 1, 2019 to November 30, 2019.
- The construction start date for Phase I will be March 1, 2020 with improvements placed in service by September 30, 2020.
- The construction start date for Phase II is targeted for March 1, 2021 with improvements placed in service by November 30, 2021.
- The construction commencement date for Phase III was changed from 180 days from receipt of notice to proceed and complete construction to 270 days.
- There is a question regarding a total for expenses Indiana American Water will reimburse the RDC for engineering design and expenses associated with the Bond Anticipation Note (BAN). Dan advised the Commission to not seek reimbursement for BAN expenses as stated in the agreement. Ron Dickerson indicated Lori Dossett is pulling some numbers together as is Troy Swan from HWC. Finally, Dan reminded the members that the Commissioners' are also a party to this agreement and need to approve it at their October 14<sup>th</sup> meeting. Ron Dickerson asked for a motion to consider approving the agreement contingent upon getting a total for the

expenses minus the BAN costs. John Frey moved to approve the Indiana American Water agreement per Ron's request and contingency, seconded by Phil Littell. Motion passed 4-0.

Phil Littell asked if the RDC will need a separate agreement for negotiation of the new rate structure. Dan Taylor said that decision can be made later. Most likely Indiana American Water will wait approximately three years after the project is complete to seek a rate increase study. Initially they will set a rate identified through the IURC. Phil then inquired about what happens if the initial rate is too low, will Indiana American Water then go to the IURC to recoup those losses? No, per Dan.

Gary Booth asked if the RDC will have to pay Indiana American Water for access along S.R. 32? Dan Taylor said no, because that is a state highway and under the jurisdiction of INDOT. If INDOT does not grant access, Indiana American Water will have to seek easements from each of the property owners at Indiana American's expense.

#### **IV. Auditor Jennifer Andel – RDC Treasurer**

Jennifer presented her report and stated there were no issues of concern.

#### **V. 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 3:27 p.m.

Next regularly scheduled meeting will be Monday, October 14, 2019.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

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

  
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Ron Dickerson, President