

# **Montgomery County Redevelopment Commission**

## **Minutes**

### **MONDAY, AUGUST 12, 2019**

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

The Montgomery County Redevelopment Commission met on August 12, 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, John Frey, Howard Rippy, Jr. and Phil Littell. Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Dan Guard – President, Regional Sewer Board, Cheryl Morpew – Economic Development consultant, and Jim Peck - County Engineer.

Guests Present: Nichole Franklin – Peters Municipal Consultants

#### **II. Consideration of Minutes – July 8, 2019:**

John Frey moved to approve the July 8, 2019 minutes as presented, seconded by Howard Rippy, Jr. Motion passed 5-0.

#### **III. Old Business:**

##### **A. Agreement with Indiana American Water**

Ron Dickerson reported that a group including HWC Engineering met with Indiana American Water to discuss the engineering work completed by HWC and if that would be acceptable to IAW. IAW stated they would accept the work done by HWC and would meet with them to review the details of their work. They also reviewed the agreement and IAW said they would get back to the County with any additional changes, etc. They did suggest the following work be added to the existing scope of work: an above-ground storage or pumping station, and easements along S.R. 32. Dan Taylor stated he did not think there were any additional issues with the agreement and felt IAW would approve it and could still meet our timing requirements to start Phase I this fall. Their incentive is they only get a tax break for work done on time. Dan reminded the members of two points: 1) this is a 3-party agreement between the RDC, County Commissioners, and IAW, and 2) IAW will reimburse the RDC for preliminary engineering costs within 15 days of the Commissioners establishing the Infrastructure Development Zone.

Ron Dickerson asked how the RDC gets out of the BAN. Dan Taylor said the BAN will be refunded because it's not a bond, rather the money was set aside for the project. As such, the RDC will just pay the note off early.

#### **IV. New Business:**

##### **A. Schedule Annual RDC Meeting**

Cheryl Morpew presented a list of pre-approved dates for discussion. The members agreed that Tuesday, November 12 would work best. It was further agreed the RDC meeting will take place at 5:30 p.m. and the RDC's annual meeting will begin at 6:00 p.m. It was suggested the meeting take place at Southmont HS. Cheryl will check about its availability. Ron Dickerson requested Nichole Franklin ask Jeff Peters to prepare an executive summary of the financials and budget to present at the meeting.

**B. Approve 2020 RDC Budget Proposal**

Nichole Franklin reported their budget is in Gateway and ready to submit to the Auditor. Ron Dickerson presented the numbers Jeff Peters prepared. John Frey moved to approve the budget as presented, seconded by Gary Booth. Discussion: Gary Booth asked that the \$645,000 line item under "Other Services & Charges" Account 30160 be itemized for the county council's benefit. Motion passed 5-0.

**V. Reports:**

**A. Auditor Jennifer Andel – RDC Treasurer**

Jennifer was not present, so no report. Nichole Franklin stated that Jeff prepared their quarterly report from YTD-June 30 and passed it out to the members. The 2020 Budget saw slight increase in revenue, but they performed TIF neutralizations and both personal property and residential saw slight increases. She stated that once the water BAN comes off, 2022 will look considerably different. Gary Booth asked how the budget and quarterly report fit together. Nichole stated the budget numbers are rounded up, but the quarterly report shows numbers to the exact cent.

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

Cheryl reported she reviewed four business attraction leads since their last meeting: Project Karl Benz, an auto-related mfr seeking an existing building of 45,000-75,000sf, Project filling, an international bottling and packaging mfr seeking an existing building of 12,000sf, Project Shadow, a food & beverage mfr seeking an existing buildings of 100,000 – 400,000sf, and Project Carnation, an international food mfr seeking 40 acres. She reminded the members that economic development is so much more than chasing jobs and that today it's really about building that foundation that is attractive to both prospective residents and businesses. She reported on her work in coordinating meetings and data requests for the joint city/county residential marketing study and the new joint city/county branding initiative. She stated she created a standard data & demographics template targeted at residential developers. She reported that she and Commissioner Fulwider met with three industries in the unincorporated area as part of the County's annual business visitation program (BR&E). Cheryl gave a status of the WHIN broadband initiative and research at the local level to stand up a county-wide broadband task force. There was a lengthy discussion with the members about the importance of understanding what it means to be prepared. John Frey reminded the members the RDC and County have been in a planning phase for the last couple of years and now are moving into an implementation phase.

**C. HWC Engineering Report**



No one was present from HWC, so no report.

#### **D. Regional Sewer Board Report**

Ron Dickerson reported he attended the last meeting. Dan Guard stated he toured the existing plant and that a subcommittee met regarding the three-phase plan for construction for the hook-ups. Believes that by September they should have an idea of what rates might look like and they may consider doing a rate study so it can position the board for funding of future capital improvements. Jim Peck stated the treatment plant's review by the consulting firm has been completed and that they need to get feedback from IDEM. Gary Booth inquired that if the plant is at capacity then why is it not supporting itself? That the revenue should be increasing with the growth in hook-ups. Dan Guard stated that all of this will be determined by the rates.

#### **VI. Approve Claims:**

The following claims were presented:

Taylor, Chadd, Minnette, Schneider, and Clutter - \$722.00  
CRMorphew Consulting, LLC - \$6,000.00  
Peters Municipal Consulting - \$2,891.57  
HWC Engineering - \$2,961.24  
GAI Consultants - \$22,000.00  
TOTAL: \$34,574.81

John Frey moved to approve claims as presented, seconded by Howard Rippey, Jr. Discussion: Phil Littell asked if GAI is on an hourly basis. Jim Peck stated it is based on percent of completion. Gary Booth asked if the Regional Sewer Board had approved the GAI claim yet and Jim Peck stated "no". John Frey amended his motion to approve the claims as presented subject to the Regional Sewer Board's approval of the GAI \$22,000 claim, seconded by Howard Rippey, Jr. Motion passed 5-0. Dan Taylor suggested John Frey talk to Dan Guard (who had left the RDC meeting by this time) about requesting the Regional Sewer Board to begin having monthly meetings. This might help with quicker approving/processing of their claims like the GAI claim.

#### **VII. Other Business:**

Howard Rippey, Jr. stated he was not opposed to the 300 S. project but would prefer those discussions occur over multiple meetings. He felt that the meeting when this was discussed went too fast. He would like issues/projects like this be brought up prior to the meeting where the vote is to occur. He felt that it was a "spur of the moment" topic and thinks decisions like this are too important to rush. Gary Booth agreed. Phil Littell said he found out about the project when he read the meeting minutes. John Frey and Ron Dickerson said they appreciated this feedback and would prepare accordingly going forward.

Dan Taylor distributed a report on the continuing obligations on bonds and walked the members through the document. He explained this is a list of everything the RDA promised to do and suggested Ron Dickerson meet with Brad Monts or attend an RDA meeting to ensure they are meeting these obligations. Dan said this can be used as a check list among

the RDC, RDA, and Regional Sewer Board. He also stated there needs to be a report to the RDC's trustee—Regions Bank. Phil Littell asked if the RDC is eligible for a state audit. Dan Taylor said "yes" and is done through county government.

#### VIII. Adjournment:

With no other business to come before the Commission, John Frey moved to adjourn the meeting, seconded by Gary Booth. Motion passed 5-0. The meeting was adjourned at 4:46 p.m.

Next regularly scheduled meeting will be Monday, September 9, 2019.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this <sup>9<sup>th</sup></sup> day of September, 2019.

  
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Ron Dickerson, President