

Montgomery County Redevelopment Commission

Minutes

MONDAY, JULY 8, 2019

I. Call to Order and Roll:

The Montgomery County Redevelopment Commission met on July 8, 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 Rippey, and Jerry Kincaid. Also present Dan Guard – Commissioner & RWSD Chairman, Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Jeff Peters – Peters Municipal Consulting, Lori Dossett - Commissioners' Executive Assistant, Jennifer Andel – Auditor, and Jim Peck - County Engineer.

Also, present Jim Johnson – Journal Review, Zach Wolf & Luke Kahren – American Structurepoint.

II. Consideration of Minutes – June 10, 2019:

Howard Rippey moved to approve the June 10, 2019 minutes as presented, seconded by John Frey. Motion passed 4-0.

III. Old Business:

A. Indiana American Water Agreement –

Attorney Dan Taylor stated that the agreement is under review and has requested the total amount of funds used from the BAN proceeds to be included in the proposed Agreement with Indiana American Water for reimbursement.

B. Nucor Road Waste Water Treatment Plant Expansion –

GAI Consulting are estimating the projected sewer flows over the next 20 years to be 1.2 million gallons per day. A timeline projected for the bids to go out for the plant expansion in October allowing 12 to 18 months for design with the total project taking approximately two to two and a half years at a cost of \$6.3 million. The Regional Sewer District authorized the first phase of the construction design contract with GAI for \$220,000 for future expansion. The GAI contract will be paid for out of Redevelopment Funds. The plans will be used to accommodate developers and marketing tools. Gary Booth questioned what the estimated revenue streams would be and are they enough to sustain the operations of the district. Jeff Peters suggested a financial overview of the Regional Sewer District funds and determine if the rates will require adjustment.

IV. New Business:

A. LPA Consulting Contract – American Structurepoint – CR300S/CR775E Truck Route from Ladoga Road to SR32

John Frey stated the purpose of the contract is to develop a conceptual design for a truck route on CR300S that would include an environmental study and a preliminary roadway alignment design. The initial engineering study will provide sufficient information to submit for federal funding and other funding sources. INDOT will have a Call for Projects opening in October and due in December. If awarded the funds would be an 80/20 cost share scheduled to begin construction in 2025. *John Frey moved to approve the proposed American Structurepoint LPA Consulting Contract for \$181,500, seconded by Gary Booth. Motion passed 4-0.*

V. Reports:

A. Auditor Jennifer Andel – RDC Treasurer

Jennifer distributed her report of Allocations of TIF Revenue to Ongoing Expense Account and Excess Amount as of July 8, 2019 (See attached)

B. HWC Engineering Report – Chris Hamm

Chris stated they are on hold with the water plans until the Redevelopment Commission reach an agreement with Indiana American Water.

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 - \$2,133.99

GAI Consulting - \$22,000.00

TOTAL: \$30,855.99

John Frey moved to approve claims as presented, seconded by Howdy Rippey. Motion passed 4-0.

VII. Other Business:

Dan Taylor advised the Board that the required Annual Meeting with the Taxing Districts will need to be scheduled during the October/November timeframe. The matter will be on the August 12th Agenda for consideration.

VIII. Adjournment:

With no other business to come before the Commission, *John Frey moved to adjourn the meeting, seconded by Howdy Rippey. Motion passed 4-0.* The meeting adjourned at 4:33 p.m.

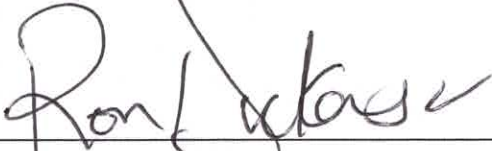
Next regularly scheduled meeting will be Monday, August 12, 2019.

Minutes prepared by Lori Dossett on behalf of Howard J. Rippey, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 12th day of August 2019.

A handwritten signature in dark ink, appearing to read "Ron Dickerson", written over a horizontal line.

Ron Dickerson, President