

Montgomery County Redevelopment Commission

Minutes - Revised

TUESDAY, NOVEMBER 12, 2019

I. Call to Order and Roll:

The Montgomery County Redevelopment Commission met on November 12, 2019 at 5:00 p.m. at Southmont High School on 6425 UW 231 South in Crawfordsville. Present were Commission members Ron Dickerson, Gary Booth, John Frey, Phil Littell, Howard Rippy, Jr., and Jerry Kincaid. Also present were Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Cheryl Morphew – Economic Development consultant, Jim Peck - County Engineer, Lori Dossett – Commissioners' Executive Assistant, and Jennifer Andel – RDC Treasurer.

Guests Present: Jeff Peters – Peters Municipal Consultants, and Chris Hamm – HWC Engineering.

II. Consideration of Minutes

- A. **October 14, 2019:** John Frey moved to approve the October 14, 2019 minutes as presented, seconded by Phil Littell. Motion passed 5-0.

III. Old Business:

A. Indiana American Water Agreement

Ron Dickerson shared that he and John Frey met with Matt Prine, President of IAW, to finalize some of the last details including the reimbursement amount of \$378,486.50. IAW did not believe this amount was appropriate. Ron and John then got HWC involved in the discussions. IAW believes there is some engineering that was completed that may change going forward. As a result, the RDC team suggested an amount of \$207,960 and IAW agreed. Dan Taylor stated that none of the dates changed and that the RDC should not give any tax abatement to IAW if they do not honor payment of any of the remainder. John Frey shared that the Commissioners signed the agreement at this morning's County Commissioners' meeting. Phil Littell moved to approve the revised amount and agreement, seconded by Howard Rippy, Jr. Motion passed 5-0.

IV. New Business:

There was no new business.

V. Approve Claims:

The following claims were presented:

- Taylor, Chadd, Minnette, Schneider, and Clutter - \$1,007.00
- CRMorphew Consulting, LLC - \$6,000.00
- Peters Municipal Consulting - \$1,302.43
- HWC Engineering - \$5,684.00

American Structurepoint, Inc. – \$3,740.00

Merchants Bonding Company - \$263.00

TOTAL: \$17,996.43

John Frey moved to approve claims as presented, seconded by Gary Booth. Motion passed 5-0.

VI. Other Business:

Auditor Jennifer Andel, RDC Treasurer, distributed her financial spreadsheet. She noted there is a transaction dated for 11/15/19 which represents a check for GAI that will be mailed this week. Phil Littell asked if the claim had been approved by the sewer board. Yes, according to Lori Dossett.

Gary Booth asked that now that the agreement with IAW is done should the RDC pay off the BAN? Jeff Peters said he recommends that as soon as the close of the deal with IAW, the RDC should immediately pay off the BAN. John Frey reminded the members that IAW has 15 days from the close of the deal to pay the RDC. Dan Taylor suggested they wait on the payoff until IAW constructs the project and is substantially complete with Phase I just in case they don't construct, then the RDC can take over the project. With this timeline, payback could be sooner than the projected September, 2020 date. Dan reminded everyone that the BAN was for Phase I and additional engineering of Phase II. Jeff Peters stated the 2018 Construction Fund has about \$800,000. Lori Dossett stated the sewer expansion project is nearing completion and they are doing the punch list now and should get an invoice next month. Jeff Peters recommended that when they get to the end of the project, those remaining funds need to go to debt service unless they can go towards something related.

Ron Dickerson asked Cheryl Morphey to give an update on economic development activities. Cheryl reported she reviewed 5 business leads, all but one, were seeking an existing building. Project Parrot which was an international manufacturer looking for 100 acres with rail so she submitted the Wiley site. She gave an overview of her work with Pivot Marketing on the city/county joint marketing and branding initiative. She provided a list of newly relocated residents to Pivot so they could participate in a phone interview about why Montgomery County was their choice of residence. She also provided Pivot with a list of available properties targeted for residential, commercial, and industrial development in Crawfordsville and the unincorporated areas of the county. Cheryl shared that the countywide Workforce Roundtable did not meet in October due to fall break. She wrapped with a report on the countywide Childcare Task Force that all stakeholder surveys have been completed, focus groups continue, and interviews of area childcare providers have been completed. A draft report of the needs assessment is due later this month. John Frey stated that once Pivot Marketing is done, there will be a plan to implement and reminded the group there will be ongoing costs associated with this effort. He stressed it is an investment. Chris Hamm asserted that what the RDC is doing matters. That the physical infrastructure investment is important, but so is working in the realm of childcare, broadband etc. John Frey continued that the RDC has accomplished a lot and the new philosophy has allowed freedom to invest in the future.

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 5:35 p.m.

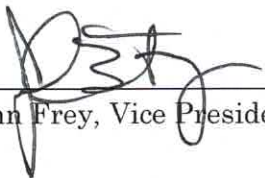
Next regularly scheduled meeting will be Monday, November 9, 2019.

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

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this 9 day of December, 2019.



John Frey, Vice President