

**MEETING MINUTES**  
**Montgomery County Redevelopment Commission**  
**WEDNESDAY, APRIL 8, 2020**

<https://zoom.us/j/837531134?pwd=eEt4YzNUdGtWUG1taS9sSVo0NG9vdz09>

**I. Call to Order and Roll – Chairman Ron Dickerson**

The Montgomery County Redevelopment Commission met on Wednesday, April 8, 2020 through a virtual Zoom meeting.

**President in Person:** Commission members Ron Dickerson and John Frey. Also present, County Administrator Mark Casteel and Commissioners' Executive Assistant Lori Dossett.

**Remote Participants:** Howard Rippey, Phil Littell and Gary Booth. Also participating Attorney Dan Taylor - Taylor, Chadd, Minnette, Schneider & Clutter, Jeff Peters – Peters Municipal Consulting, Lana Beregszazi & Grant Schouweiler – BCS Management, Chris Hamm – HWC Engineering, Shannon Killion – GAI Consulting; Matt Prine –IAW; and Wing Lau – American Structurepoint.

**II. Consideration of Minutes – March 12, 2020**

*Mr. Rippey moved to approve the March 12, 2020 minutes as presented, seconded by Mr. Frey. Motion passed 5-0.*

**III. Old Business**

**A. BCS Management, Inc.**

**1. Website Design Report** - Ms. Beregszazi & Mr. Schouweiler displayed a roadmap of the mock-up of the proposed Montgomery County Redevelopment Commission website and examples of proposed logos.

**2. Parcel Inventory** – Mr. Schouweiler advised that he continues to work on parcel inventory and working with the landowners. He stated that Cheryl Morpew has been working with her getting on properties on the IED database. He continued that there is activity on SR32 with a housing developer looking and he is assisting with communications between the developers and the landowners. Cheryl Morpew advised that is working on basic information for marketing the sites and agreements that will be needed.

**B. American Structurepoint - CR300S Study** – Wing Lau from American Structurepoint advised they met with Mr. Frey last week reviewing plans to tie CR775 E over I74 to SR32 and potential turn lanes. Mr. Lau stated work is continuing on their report for the truck route. Ms. Beregszazi questioned how firm the location of the truck route is on CR300S. She advised she has been in discussions with the Regional Sewer Board to implement a Septic Tank Elimination project in the Mace/Linnsburg.

**C. Indiana American Water** - Matt Prine advised Phase I will need final design approval of the Redevelopment Commission per the agreement. Pending Notice to Proceed, Phase I will be in service by September 30<sup>th</sup> of this year. Phase II could start as early as next year.

**IV. New Business**

**A. Establish Essential Actions & Responsibilities of the RDC** – Attorney Taylor advised during the Public Health Emergency the Redevelopment Commission will need to establish and approve essential actions to continue the business of the board and be authorized to take essential Actions: 1) Pay Claims; 2) Pay Bond; 3) Determine Excess AV – June 15<sup>th</sup> deadline; and 4) Annual Meeting.

*Mr. Frey moves to authorize President Ron Dickerson to be the 1<sup>st</sup> point of contact to pay claims during the emergency, seconded by Mr. Littell. Motion passed 5-0.*

**V. Reports**

**A. Dan Taylor - Legal** - Attorney Taylor stated so far the Governor has issued 19 Executive Orders including how to conduct meetings during the current Pandemic Health Emergency and suspend the rules, statutes and timelines.

**B. RDC Treasurer – Auditor Jennifer Andel** – submitted her report via email. (see attached)

**C. Jeff Peters – Peters Municipal Consulting** – Stated he is waiting for the final March data to prepare the 1<sup>st</sup> Quarterly Report.

**D. BCS Management – Lana Beregszazi** – Advised she has no formal report for today.

**E. HWC Engineering Report – Chris Hamm** – He reminded the Board that they need to appoint a committee for the Overlay Ordinance. The work on the commercial and residential standards is continuing.

**VI. Approve Claims**

Date	Invoice #	Payee	Description	Total
3/5/20	1690	BCS Management, Inc.	February Services	\$ 4,947.83
3/26/20	1702	BCS Management, Inc.	New Website Development	\$ 2,500.00
4/3/20	1708	BCS Management, Inc.	March Services/Dec Correct	\$ 2,647.58

12/2/19	2017-123-0020	HWC	November On-Call	\$	7,056.00
4/1/20	1111	Peters Municipal Consultants	March Services	\$	1,495.02
4/1/20	2020-06	CRMorphew Consulting	March Services	\$	1,000.00
3/27/20	7626	TCMS&C	March Services	\$	475.00
			<b>TOTAL CLAIMS</b>	\$	<b>20,121.43</b>

*Mr. Frey moved to approve claims as presented. Seconded by Mr. Rippy. Motion passed 5-0.*

## VII. Adjournment:

With no other business to come before the Commission, *Mr. Frey moved to adjourn the meeting. Seconded by Mr. Rippy. Motion passed 5-0.*

The meeting adjourned at 2:00 p.m.

Next regularly scheduled meeting will be Wednesday, May 13, 2020.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Howard J. Rippy, Jr.

Respectfully Submitted,

Howard Rippy, Jr., Secretary

Approved this \_\_\_\_\_ day of May, 2020.

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Ron Dickerson, President