

**MEETING MINUTES**  
**MONTGOMERY COUNTY REDEVELOPMENT COMMISSION**  
**TUESDAY, SEPTEMBER 24, 2024**

**Call to Order – Chairman Ron Dickerson @ 3pm**

**Members Present:**

Mr. Ron Dickerson; Mr. Gary Booth; Mr. Rex Ryker; and non-voting School Board Member Julie Hess.

**Absent:**

Mr. John E. Frey; and Mr. Brad Monts.

**Also present in person:** Dan Taylor, Board Attorney; Financial Advisor Jeff Peters; Chris Hamm-HWC Engineering; Waynetown Town Council Member Barry Lewis; and County Administrator Tom Klein.

**Approval of Regular Meeting Minutes: August 27, 2024**

*Mr. Booth moved to approve the August 27, 2024 regular minutes. Seconded by Mr. Ryker. Motion carried 3-0 votes in favor.*

**Public Hearing on Preliminary Determination of Watermain Project Benefiting the Nucor Road Economic Development Area**

Attorney Dan Taylor explained that under Indiana Code 6-1.1-20-3.1 whenever a political subdivision proposes to enter into a lease agreement and/or issue bonds for the construction of economic development projects set forth therein, the political subdivision is required to hold two public hearings on its preliminary determination to issue such bonds and enter into such lease agreement. This meeting represents the first of such hearings. Notice of both of the public hearings was published in *The Paper of Montgomery County* and the *Journal Review* on September 11, 2024, and was mailed to the Montgomery County Clerk and any organizations previously requesting such notice as provided in Indiana Code 6-1.1-20-3.1. The proofs of publication of the notices of the hearing will be presented at the meeting. He continued that at this hearing all interested people may give testimony and/or ask questions concerning the construction of economic development projects including, but not limited to, the design and construction of watermain extensions for Nucor Road, together with all necessary appurtenances, related improvements and equipment ("Project") in, serving or benefitting the Nucor Road Economic Development Area located in the Montgomery County Redevelopment District ("District"). The purpose of the hearing is two-fold: (1) to inform the public as to the proposed Project; and (2) to allow all interested parties, taxpayers and patrons of the District to voice their opinions as to the Project and ask questions.

**Board President Ron Dickerson opened the Public Hearing at 3:05 pm.  
Hearing no public comment Board President Ron Dickerson closed the  
Public Hearing @ 3:05 pm**

**Old Business**

**Appointment to Comp Plan Implementation Committee**

Mr. Ron Dickerson will serve on the Comp Plan Implementation Committee.

**New Business**

**HWC Agreement to Provide Services – I74/SR25 Interchange Strategic Plan -  
\$84,500**

Chris Hamm representing HWC explained the SR25 interchange on Interstate 74 has been identified as a potentially significant economic development area of Montgomery County and the Town of Waynetown. As the closest interstate interchange to the State of Illinois in Montgomery County. It possesses the geographic location to potentially support economic development today as well as into the future. The 2017 Montgomery County Economic Development Plan identified, however, that this interchange is currently lacking the infrastructure and detailed land planning necessary to support activating and maximizing the development potential of this area. The intent for the strategic plan is to identify recommended development strategies, land uses, and infrastructure improvements needed to support economic development in the area. The area included in this study broadly includes the area approximately ½ mile around the interchange with greater focus on the area south of the interstate. The project is estimated to be completed within 7 months of notice to proceed.

*Mr. Ryker moved to approve the HWC I-74/SR25 Interchange Strategic Plan Agreement. Seconded by Mr. Booth. Motion carried 3-0 votes in favor.*

**Claims – September \$238,208.67**

Date	Invoice #	Payee	Description	Total	Grand Total
8/28/2024	23688	TCMS&C	August services	\$ 4,230.00	\$ 4,230.00
9/3/2024	16234	Peters Franklin	August services	\$ 2,668.39	\$ 2,668.39
8/27/2024	410473	Lochmueller Group	Task Order 4 thru 7/31/24	\$ 1,372.80	
8/27/2024	410472	Lochmueller Group	Task Order 7 thru 7/31/24	\$ 382.80	\$ 1,755.60
9/9/2024	410487	Lochmueller Group	Nucor Watermain thru 8/31/24	\$ 169,416.28	
				\$ 59,388.40	\$ 228,804.68
7/16/2024	117929	Regions Bank	Series 208 BI #9123 Escrow Fee	\$ 750.00	\$ 750.00
			<b>TOTAL CLAIMS</b>	<b>\$ 238,208.67</b>	<b>\$ 238,208.67</b>

*Mr. Booth moved to approve the September claims. Seconded by Mr. Ryker. Motion carried 3-0 votes in favor.*

**Adjournment**

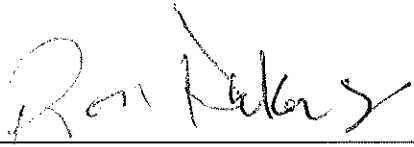
With no further business to come before the Board, meeting adjourned at 3:20 p.m.

Minutes prepared by Lori Dossett, Commissioners Executive Assistant on behalf of Rex Ryker RDC Secretary.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 22nd day of October, 2024.



Ron Dickerson, President

Attest:

Rex Ryker, Secretary