

MORGAN COUNTY REDEVELOPMENT COMMISSION

April 11, 2022— Executive Session Meeting Minutes

The Morgan County Redevelopment Commission met on April 11, 2022 immediately following the public meeting at the Morgan County Administration Building in Martinsville.

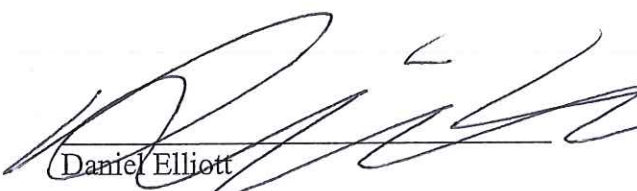
I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Carole Snyder, Daniel Elliott, Troy Sprinkle and Jeff Pipkin. Dr. Jake Allen was present.

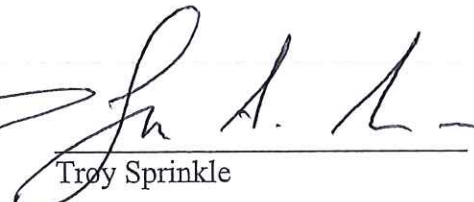
II. Purpose:

- (b) (2) (D) for discussion of strategy in respect to the purchase or lease of real property.
- (b) (4) for discussion of negotiations concerning an Economic Development Project.

APPROVAL OF THE MINUTES

The April 11, 2022 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on May 9, 2022.


Daniel Elliott


Troy Sprinkle


Kim Merideth

Carole Snyder


Jeff Pipkin

MORGAN COUNTY REDEVELOPMENT COMMISSION

April 11, 2022 —Meeting Minutes

The Morgan County Redevelopment Commission met on April 11, 2022 at 8:30 am at the Morgan County Administration Building in Martinsville.

I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Daniel Elliott, Carole Snyder, Jeff Pipkin and Troy Sprinkle. Dr. Jake Allen was present.

Commissioner Elliott called the meeting to order and led the Commission in the pledge.

II. Reading and Approval of the Minutes: Commission executive session and public meeting minutes from March 14, 2022 were reviewed. Commissioner Pipkin made the motion to approve minutes as presented for the public meeting. Commissioner Sprinkle seconded the motion, which carried 4-0.

III. Financial Report: The financial report was presented by Dan Bastin.

Henderson Ford Interchange TIF Fund #4401

March 31 2022 cash balance \$ 418.48

Waverly Allocation Area TIF Fund #4402:

March 31 2022 cash balance \$ 44.80

Eagle Valley Allocation TIF Fund # 4403:

March 1, 2022 Cash Balance \$ 2,090,081.22

Expenses

Professional Services \$5,650.00

Total Expenses \$5,565.00

March 31, 2022 Cash Balance \$ 2,084,516.22

Eagle Valley Bond & Interest Fund #4405

March 31, 2022 Cash Balance \$ -

Eagle Valley Debt Service Reserve Fund #4406

March 31, 2022 Cash Balance \$ -

Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company

SRF Loan Construction Account

March 31, 2022 Balance	\$	145,509.00
April Disbursement Request - #74 BLN	\$	3,865.00
Balance After April Disbursements	\$	141,644.00

SRF Loan Debt Service Reserve Account

March 31, 2022 Cash Balance	\$	668,502.04
-----------------------------	----	-------------------

Commissioner Sprinkle made the motion to accept the financials as presented. Commissioner Snyder seconded the motion, which carried 4-0.

Auditor Bastin also discussed the April 1st Treasurer's report which has been sent to the Commissioners electronically. The April 15th report was presented. Commission Snyder made the motion to accept as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 2,210.00
VanLeeuwen Law, LLC	\$ 1,025.00
Baker Tilly	\$ 4,750.00
Menards	\$ 96.96
Total	\$ 8,081.96

Commissioner Snyder made the motion to approve the claims as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

SRF Construction Fund	
Request Form #74 BLN	\$3,865.00
Total	\$ 3,865.00

Commissioner Pipkin made the motion to accept the claim as presented. Commissioner Snyder seconded the motion which carried 4-0.

V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Manns provided an update from Brian Bullock of BLN:
 - a. BLN is continuing to work with Aqua and Graves on warranty issues and coordination with sewer district on Bargsville. BLN has also started on the PER amendment and some of that is reflected in the attached invoice.
 - b. Manns stated she requested four quotes for appraisals for the Waverly property and received two quotes:
 - i. Traynor & Associates for \$3,000

ii. Valbridge for \$10,000

After some discussion, Commissioner Pipkin made the motion to accept both quotes for appraisals as presented. Commissioner Snyder seconded the motion which carried 4-0.

B. Legal Update – No update at this time.

C. Economic Development Update –

a. Broadband – Manns issued a press release and opened the survey which I set to close April 29th.

b. Numbers have been provided by the Raindrop, LLC team and the conversations are ongoing between Hendricks and Morgan Counties.

D. Waverly Park– County Commissioner Hale requested \$5,000 for logs for the cabin from Indiana Dream Team Incorporated. Commissioner Sprinkle made the motion to approve the proposal as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

E. Manns is to send out copies of the proposed amended TIF maps.

VI. Adjournment: Motion to adjourn received a second and was approved 4-0.

VII. Next meeting: The RDC noted the next meeting of the Commission will be May 9, 2022, at 8:30 a.m.

APPROVAL OF THE MINUTES

The April 11, 2022 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on May 9, 2022.

Daniel Elliott

Troy Sprinkle

Kim Merideth

Carole Snyder

Jeff Pipkin