

**MORGAN COUNTY REDEVELOPMENT COMMISSION**  
**November 14, 2022— Executive Session Meeting Minutes**

The Morgan County Redevelopment Commission met on November 14, 2022 immediately following the public meeting at 8:30am at the Morgan County Administration Building in Martinsville.

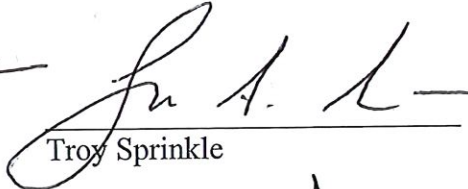
**I. Roll Call:** On the call of the roll the following Commissioners were shown to be present: Troy Sprinkle, Kim Merideth, Jeff Pipkin and Carole Snyder. Dr. Jake Allen was absent.

**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**

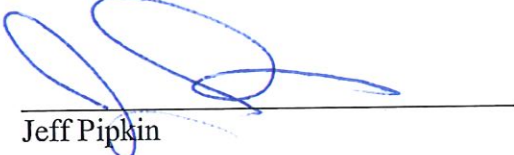
The November 14, 2022 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on December 12, 2022.

  
Daniel Elliott

  
Troy Sprinkle

  
Kim Merideth

  
Carole Snyder

  
Jeff Pipkin

**MORGAN COUNTY REDEVELOPMENT COMMISSION**  
**November 14, 2022 —Meeting Minutes**

The Morgan County Redevelopment Commission met November 14, 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: Carole Snyder, Kim Merideth and Troy Sprinkle. Dr. Jake Allen was present.

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

**II. Annual Report:** Jason Semler and Sam Schrader of Baker Tilly were in attendance to provide the annual report. Commissioner Sprinkle made the motion to accept the annual report as presented. Commissioner Merideth seconded the motion, which carried 3-0.

**II. Reading and Approval of the Minutes:** Commission executive session and public meeting minutes from October 17, 2022 were reviewed. Commissioner Merideth made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion which carried 3-0.

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

**Henderson Ford Interchange TIF Fund #4401**

October 31, 2022 cash balance \$ 418.48

**Waverly Allocation Area TIF Fund #4402:**

October 31, 2022 cash balance \$ 954.34

**Eagle Valley Allocation TIF Fund # 4403:**

**October 1, 2022 Cash Balance \$ 2,600,154.37**

**Expenses**

Professional Services \$ 7,646.75

Waverly Park Development \$ 540.31

**Total Expenses \$ 8,187.06**

**October 31, 2022 Cash Balance \$ 2,591,967.31**

**Eagle Valley Bond & Interest Fund #4405**

October 31, 2022 Cash Balance \$ -

**Eagle Valley Debt Service Reserve Fund #4406**

October 31, 2022 Cash Balance \$ -

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

**SRF Loan Construction Account**  
 October 31, 2022 Balance \$ 113,472.00

**SRF Loan Debt Service Reserve Account**  
 October 31, 2022 Cash Balance \$ 725,157.04

Commissioner Sprinkle made the motion to accept the financials as presented. Commissioner Merideth seconded the motion, which carried 3-0.

**IV. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 2,210.00
VanLeeuwen Law, LLC	\$ 1,650.00
AIM (RAI Dues)	\$ 125.00
Mastercard (Lee Building)	\$ 784.97
<b>Total</b>	<b>\$ 4,769.97</b>

Commissioner Sprinkle made the motion to approve the claims as presented. Commissioner Merideth seconded the motion, which carried 3-0.

**V. Reports To The Redevelopment Commission**

**A. Waverly Sewer Update** – Manns provided an update from Brian Bullock of BLN: Reed and sons has completed the erosion control improvements at the WWTP. Reed and Sons has completed the new taps along Waverly Park Road. The spare UV ballasts and influent sampler has been delivered to Aqua. I have not got an update from Aqua but I believe the sampler and control work still needs to be completed.

**B. Legal Update** – Attorney VanLeeuwen requested that based on prior documentation the offering sheets be updated to reflect the changes necessary. Commissioner Pipkin entered the room. Commissioner Merideth made the motion to approve the update to the offering sheet based on price reduction regarding buildings owned by Wallace. Commissioner Sprinkle seconded the motion, which carried 4-0.

**A. Economic Development Update** –

**a.** Manns shared she is still awaiting additional information from developers in order to amend the TIFs.

**B. Waverly Park**– County Commissioner Hale provided an update regarding Waverly Park.

**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 December 12, 2022, at 8:30 a.m.

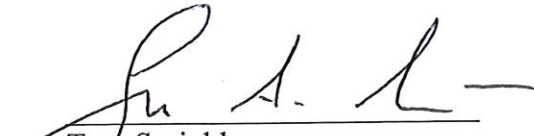
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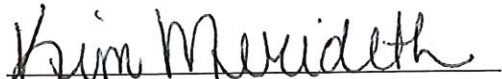
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Daniel Elliott



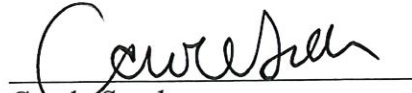
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Troy Sprinkle



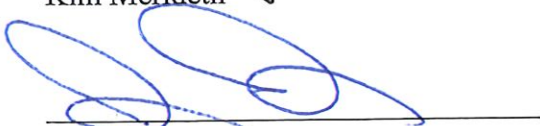
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Kim Merideth



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Carole Snyder



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Jeff Pipkin