

MORGAN COUNTY REDEVELOPMENT COMMISSION

February 13, 2023— Executive Session Meeting Minutes

The Morgan County Redevelopment Commission met on February 13, 2023 immediately following the public meeting at 8:30am at the Morgan County Administration Building in Martinsville.

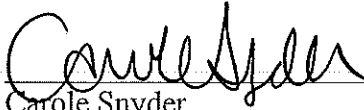
I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Troy Sprinkle, Kim Merideth, Jeff Pipkin, Brad Shields and Carole Snyder. Dr. Jake Allen was present.

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

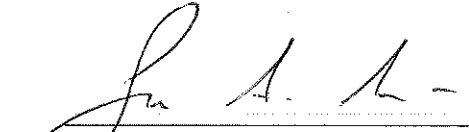
The February 13, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on March 13, 2023.



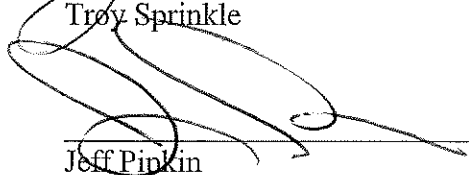
Carole Snyder



Kim Merideth



Troy Sprinkle



Jeff Pipkin

Brad Shields

MORGAN COUNTY REDEVELOPMENT COMMISSION

February 13, 2023 —Meeting Minutes

The Morgan County Redevelopment Commission met February 13, 2023 at 8:30 am at the Morgan County Administration Building in Martinsville.

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

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

2. **Reading and Approval of the Minutes:** Commission executive session and public meeting minutes from January 10, 2023 were reviewed. Commissioner Merideth made the motion to approve minutes as presented. Commissioner Pipkin seconded the motion which carried 5-0.
3. **Financial Report:** The financial report for September was presented by Linda Pruitt.

Henderson Ford Interchange TIF Fund #4401

January 31, 2023 cash balance \$ 418.48

Waverly Allocation Area TIF Fund #4402:

January 31, 2023 Cash Balance \$ 1,103.97

Eagle Valley Allocation TIF Fund # 4403:

January 1, 2023 Cash Balance	\$	3,193,592.97
Revenues		
Rent	\$ 12,000.00	
Expenses		
Professional Services	\$ 3,872.50	
Bond Interest	\$ 67,665.63	
Total Expenses	\$71,538.13	
January 31, 2023 Cash Balance	\$	3,134,054.84

Eagle Valley Bond & Interest Fund #4405

January 31, 2023 Cash Balance \$ -

Eagle Valley Debt Service Reserve Fund #4406

January 31, 2023 Cash Balance \$ -

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

SRF Loan Construction Account

January 31, 2023 Balance \$ 38,301.00

February Disbursement Request Forms

#85 BLN	\$ 240.00
#86 Gripp	\$ 9,315.00
#87 Toric Engineering	\$ 10,832.00
Total	\$ 17,914.00

SRF Loan Debt Service Reserve Account

January 31, 2023 Cash Balance \$ **781,812.04**

Commissioner Sprinkle made the motion to accept the financials as presented. Commissioner Merideth seconded the motion, which carried 5-0.

4. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 2,210.00
VanLeeuwen Law, LLC	\$ 187.50
Total	\$ 2,397.50

Commissioner Sprinkle made the motion to approve the claims as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

SRF Loan Construction Account

#85 BLN	\$ 240.00
#86 Gripp	\$ 9,315.00
#87 Toric Engineering	\$ 10,832.00
Total	\$ 17,914.00

Manns provided an update from Brian Bullock of BLN:

1. BLN in the amount of \$240 for on-going consulting
2. Gripp in the amount of \$9,315 for an influent sampler. This was approved previously to be added to the project using the remaining contingencies.
3. Toric Engineering in the amount of \$10,832 for SCADA improvements. This was approved previously to be added to the project using the remaining contingencies.

Gripp and Toric still need to complete start up and training but all other work is complete. The Gripp invoice can be approved. The amount for start-up is not included on this invoice and they will submit another one. Please consider approving the Toric invoice contingent and hold until BLN gives the go ahead.

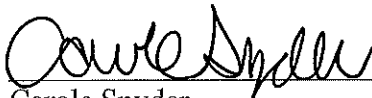
Commissioner Pipkin made the motion to approve the BLN and Gripp invoices as presented. Commissioner Sprinkle seconded the motion, which carried 5-0.

Commissioner Pipkin made the motion to approve the Toric Engineering invoice, contingent upon the completion of work. Commissioner Sprinkle seconded the motion, which carried 5-0. The Toric invoice will be held until work is complete.

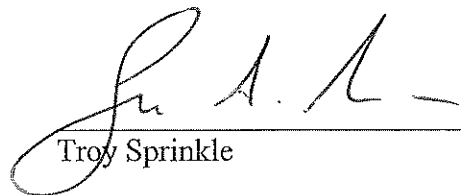
5. **Waverly Sewer Update:** The update was previously provided during claims.
6. **Legal Update:**
 - a. Attorney Steuerwald presented a letter to supplement the engagement letter with the Commission to include real estate services.
7. **Economic Development Update:**
 - a. Manns shared that she does anticipate in 2023 a TIF update will need to take place.
 - b. Manns shared there has been continued conversation regarding the development of the southwest corner of SR 144 and I69.
8. **Other Business:**
9. **Adjournment:** Motion to adjourn received a second and was approved 5-0.
10. **Next meeting:** The RDC noted the next meeting of the Commission will be March 13, 2023, at 8:30 a.m.

APPROVAL OF THE MINUTES

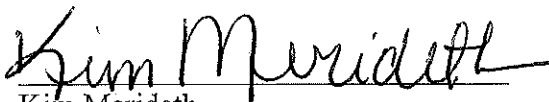
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Carole Snyder




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