

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**April 10, 2023 —Meeting Minutes**

The Morgan County Redevelopment Commission met April 10, 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, Jeff Pipkin and Troy Sprinkle. Dr. Jake Allen was present. Attorney Steuerwald was virtual.

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 March 13, 2023 were reviewed. Commissioner Pipkin made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion which carried 3-0.
3. **Financial Report:** The financial report for March was presented by Linda Pruitt virtually and Commissioner Snyder read fund balances:

**Henderson Ford Interchange TIF Fund #4401**

March 31, 2023 cash balance \$ 418.48

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

March 31, 2023 Cash Balance \$ 1,103.97

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

<b>March 1, 2023 Cash Balance</b>	<b>\$ 3,131,657.34</b>
<b>Expenses</b>	
<b>Professional Services</b>	<b>\$ 2,210.00</b>
<b>Total Expenses</b>	<b>\$ 2,210.00</b>
<b>March 31, 2023 Cash Balance</b>	<b>\$ 3,129,447.34</b>

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

March 31, 2023 Cash Balance \$ -

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

March 31, 2023 Cash Balance \$ -

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

**SRF Loan Construction Account**

March 31, 2023 Balance	<b>\$ 13,780.00</b>
<b>February Disbursement Request Forms</b>	

**Balance After March Disbursements** **\$ 13,780.00**

**SRF Loan Debt Service Reserve Account**

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

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

Commissioner Pipkin did ask about the March claim of \$100 and why it was missing from the financial report. Manns shared that has been refunded by Mayfield Insurance since the bond was already paid for previous Commissioner Elliott.

**4. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 2,210.00
Barnes & Thornburg	\$ 3,615.22
<b>Total</b>	<b>\$ 5,825.22</b>

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

**5. Public Comment:** No public comment.

**6. Waverly Sewer Update:** Per Brian Bullock, there were no invoices for the month. Manns is awaiting a quote to create and record sewer easements through the property owned by the Commission. She is also working through recording the Bargersville easement.

**7. Legal Update:**  
a. No update at this time.

**8. Economic Development Update:**  
a. Manns shared that she does anticipate in 2023 a TIF update will need to take place.  
b. Manns shared the April 15<sup>th</sup> report. She read the 2022 Commission accomplishments:

*The Commission continued work on the Waverly Wastewater Treatment Plant (WWTP), using contingency funds through SRF on various projects. Projects included a Preliminary Engineering Report which would include Port Royal Road, Waverly Woods/Waverly Road, connection to the newly installed casing at I-69 to serve Oak Hill and undeveloped land along the newly constructed Huggin Hollow Road. BLN also continued to work with Aqua and*

*Graves on warranty items. Reed and Sons completed work on erosion control along Waverly Park Road.*

*An updated lease agreement with the Regional Sewer District regarding the lease of the WWTP was created by Attorney VanLeeuwen reflecting the updated plat information completed in late 2021.*

*The Commission approved an easement for the Town of Bargersville to allow access to the wastewater treatment plant contingent upon approval of the Regional Sewer District.*

*The Commission entered into a zero-sum agreement with RMR (Wallace Construction) for snow removal services.*

*Time was spent updating the lease with RMR after the property had been platted by the Commission in 2021.*

*Two appraisals were commissioned and completed by Traynor & Associates and Valbridge for the property the Commission owns in the Waverly area in order begin the disposition process. Offering sheets were prepared and issued but later revoked due to additional information becoming available to the Commission that was previously unknown regarding the original purchase agreement and existing lease.*

*A contract with Manns Consulting was entered into for project management and consulting services.*

*A contract for legal services was entered into with VanLeeuwen Law.*

*An internal broadband study was led by Manns Consulting with assistance from Banning Engineering. This included a GIS map made possible by Banning for citizens to complete broadband testing and supply information. Citizens were able to participate and an overall broadband report was provided to the Commission and County Commissioners. Indiana Broadband Next Level Connections has awarded, in partnership with local vendors, over \$5M in grants to provide broadband to 1553 homes and 141 businesses in the county by 2024. With the information provided by the schools and the surveys in addition to the grants, Manns did not recommend moving forward with funding any broadband projects in 2022.*

*Funds were expensed in the amount of \$16,053.58 for work on Waverly Park.*

*TIF maps have been updated in anticipation of a TIF Plan Amendment. No amendment took place in 2022. Additional future projects in various parts of the County were discussed, including Westpoint, GDI/Monrovia and Waverly. No project negotiations were finalized.*

*Commissioner Pipkin made the motion to approve the April 15<sup>th</sup> report as presented. Commissioner Sprinkle seconded the motion, which carried 3-0.*

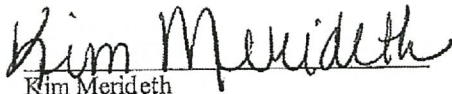
**9. Other Business:** None.


**10. Adjournment:** Motion to adjourn received a second and was approved 3-0.

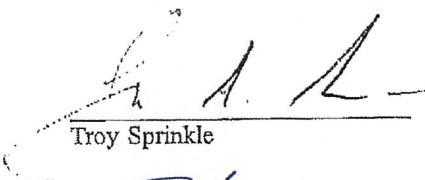
APPROVAL OF THE MINUTES

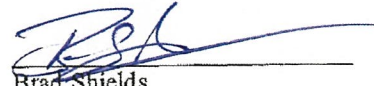
The April 10, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on May 8, 2023.

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Carole Snyder

  
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Kim Merideth

  
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Jeff Pipkin

  
\_\_\_\_\_  
Troy Sprinkle

  
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Brad Shields