

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**May 8, 2023— Executive Session Meeting Minutes**

The Morgan County Redevelopment Commission met on May 8, 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 and Brad Shields. Dr. Jake Allen was present. Attorney Steuerwald was virtual.

**II. Purpose:**

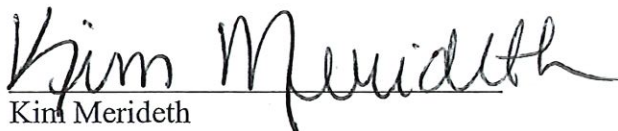
- (b) (2) (D) for discussion of strategy in respect to the purchase or lease of real property.
- (b) (4) for discussion of negotiations concerning an Economic Development Project.


**APPROVAL OF THE MINUTES**

The May 8, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on June 12, 2023.

  
\_\_\_\_\_  
Carole Snyder

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

  
\_\_\_\_\_  
Kim Merideth

  
\_\_\_\_\_  
Jeff Pipkin

  
\_\_\_\_\_  
Brad Shields

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**May 8, 2023 —Meeting Minutes**

The Morgan County Redevelopment Commission met May 8, 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: Jeff Pipkin, Kim Merideth, Brad Shields and Troy Sprinkle. Dr. Jake Allen was present. Attorney Steuerwald was virtual.

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

2. **Reading and Approval of the Minutes:** Commission public meeting minutes from April 10, 2023 were reviewed. Commissioner Pipkin made the motion to approve minutes as presented. Commissioner Merideth seconded the motion which carried 4-0.

3. **Financial Report:** The financial report for April was presented by Linda Pruitt:

**Henderson Ford Interchange TIF Fund #4401**

April 30, 2023 cash balance \$ 418.48

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

April 30, 2023 Cash Balance \$ 1,103.97

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

April 1, 2023 Cash Balance	\$ 3,129,447.34
Expenses	
Professional Services	\$ 5,825.22
April 30, 2023 Cash Balance	\$ 3,123,622.12

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

April 30, 2023 Cash Balance \$ -

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

April 30, 2023 Cash Balance \$ -

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

**SRF Loan Construction Account**

April 30, 2023 Balance	\$ 13,780.00
May Disbursement Request Forms	
#90 BLN	\$ 1,460.00
Balance After March Disbursements	\$ 12,320.00

**SRF Loan Debt Service Reserve Account**

**April 30, 2023 Cash Balance** **\$ 781,812.04**

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

**4. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 2,210.00
Bender Lumber	\$ 3.96
Barnes & Thornburg	\$ 1,396.50
Barnes & Thornburg	\$ 744.00
<b>Total</b>	<b>\$ 4,354.46</b>

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

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

**Waverly Sewer Update:** Per Brian Bullock, he provided a supplemental disbursement grant for the asset management plan. This document was completed by BLN and previously billed. The money came out of the traditional SRF funds instead of the supplemental (grant) funds. In order to move this money back, SRF requested this document be submitted. It will not require board action because the invoice has already been approved. This will free up \$10,000 that can be used or tuned back in on the loan.

Manns shared sewer easements were not recorded throughout the RMR property. She presented an email proposal from BLN for an amount not to exceed \$2,500 to record the easements and plat for the property. Commissioner Pipkin made the motion to approve the proposal as presented. Commissioner Shields seconded the motion, which carried 4-0.

Manns shared members of the Commission have been working with the Regional Sewer District and the County Commissioners to discuss how best to work with geographical partners regarding the Waverly Wastewater Treatment Plant. There are meetings scheduled with Johnson County and Bargsville officials later in May to discuss those efforts.

**6. Legal Update:**

- a. Attorney Steuerwald shared Barnes & Thornburg are working on a memo regarding the legislative updates that occurred during session. That will be provided once it's available.

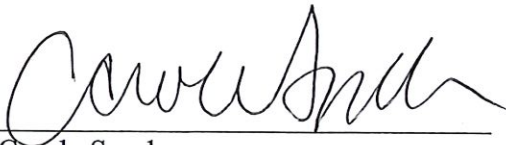
**7. Economic Development Update:**

- a. Manns shared that she does anticipate in 2023 a TIF update will need to take place.

8. **Other Business:** Commissioner Hale was in attendance and provided an update on Waverly Park.
9. **Adjournment:** Motion to adjourn received a second and was approved 4-0.
10. **Next meeting:** The RDC noted the next meeting of the Commission will be June 12, 2023, at 8:30 a.m.

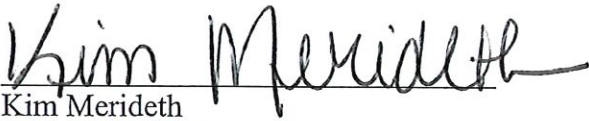
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Carole Snyder

Troy Sprinkle



Kim Merideth



Brad Shields



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