

**MORGAN COUNTY JOINT MEETING OF THE BOARD OF COMMISSIONERS AND  
REDEVELOPMENT COMMISSION**

**June 13, 2023— Executive Session Meeting Minutes**

The Morgan County Redevelopment Commission met on June 13, 2023 immediately following the public meeting at 2:30am 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: Carole Snyder, Kim Merideth, Jeff Pipkin and Brad Shields. Dr. Jake Allen was present.

County Commissioners present included Bryan Collier, Kenny Hale and Don Adams.

Regional Sewer representative Kelly Alcala was present while Eric Acker was virtual.

County Auditor Linda Pruitt was present.

Additional staff present:

- Josh Messmer, County Administrator
- Adam Steuerwald, Barnes & Thornburg
- Doug Baldessari, Baker & Tilly
- Chelsey Manns, Consultant
- Deb Verley, Morgan County Executive Assistant

**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.

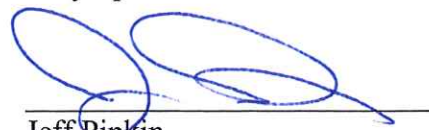
**APPROVAL OF THE MINUTES**

The June 13, 2023 meeting minutes of the joint meeting between the Morgan County Board of Commissioners and the Morgan County Redevelopment Commission were duly approved by the Redevelopment Commission on July 10, 2023.

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

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

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

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

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

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**June 13, 2023— Executive Session Meeting Minutes**

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

**II. Purpose:**

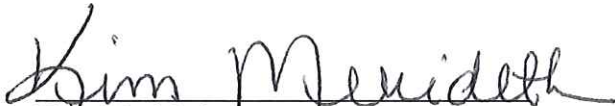
- (b) (2) (D) for discussion of strategy in respect to the purchase or lease of real property.
- (b) (4) for discussion of negotiations concerning an Economic Development Project.

**APPROVAL OF THE MINUTES**


The June 13, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on July 10, 2023.

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

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

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

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

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

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**June 13, 2023 —Meeting Minutes**

The Morgan County Redevelopment Commission met June 13, 2023 at 2:30 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 Carole Snyder. Dr. Jake Allen was present. Attorney Steuerwald was present.

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

2. **Reading and Approval of the Minutes:** Executive and public meeting minutes from May 8, 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 May was presented by Linda Pruitt electronically and read by Commissioner Snyder:

**Henderson Ford Interchange TIF Fund #4401**

May 31, 2023 cash balance \$ 418.48

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

May 31, 2023 Cash Balance \$ 1,103.97

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

|                           |                 |
|---------------------------|-----------------|
| May 1, 2023 Cash Balance  | \$ 3,129,447.34 |
| Expenses                  |                 |
| Professional Services     | \$ 4,354.46     |
| May 31, 2023 Cash Balance | \$ 3,125,092.88 |

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

May 31, 2023 Cash Balance \$ -

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

May 31, 2023 Cash Balance \$ -

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

**SRF Loan Construction Account**

|                                  |              |
|----------------------------------|--------------|
| May 31, 2023 Balance             | \$ 12,320.00 |
| May Disbursement Request Forms   |              |
| -                                |              |
| Balance After June Disbursements | \$ 12,320.00 |

**SRF Loan Debt Service Reserve Account**

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

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

**4. Approval of Claims:**

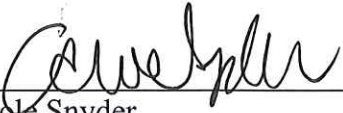
|  |                     |
|--|---------------------|
| Eagle Valley Allocation Area TIF Fund 4403 |                     |
| Manns Consulting, LLC                      | \$ 2,210.00         |
| Barnes & Thornburg                         | \$ 558.00           |
| BOK Financial (Bond Interest)              | \$ 67,665.63        |
| Barnes & Thornburg                         | \$ 9,144.22         |
| <b>Total</b>                               | <b>\$ 79,577.85</b> |

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

- 5. **Public Comment:** No public comment.
- 6. **Waverly Sewer Update:** No update per Brian Bullock with BLN.
- 7. **Legal Update:** Attorney Steuerwald presented Resolution 2023-1 for the Pass Through Determination. Commissioner Pipkin made the motion to approve Resolution 2023-1, which does not pass through any assessed value for the 2024 calendar year. Commissioner Shields seconded the motion, which carried 4-0.
- 8. **Economic Development Update:** Manns shared she has worked with the Town of Monrovia’s new Town Manager, Danny Chenault, several times over the last month regarding TIF and development in and around Monrovia.
- 9. **Other Business:** Commissioner Hale was in attendance and provided an update on Waverly Park.
- 10. **Adjournment:** Motion to adjourn received a second and was approved 4-0.
- 11. **Next meeting:** The RDC noted the next meeting of the Commission will be July 10, 2023, at 8:30 a.m.

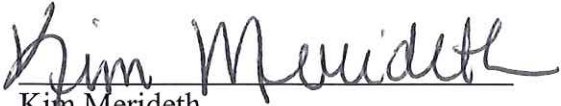
**APPROVAL OF THE MINUTES**

The June 13, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on July 10, 2023.



Carole Snyder

Troy Sprinkle



Kim Merideth



Brad Shields



Jeff Pipkin