

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**September 11, 2023 —Meeting Minutes**

The Morgan County Redevelopment Commission met September 11, 2023 at 8:30am 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, Troy Sprinkle and Carole Snyder. Dr. Jake Allen was absent. 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:** Public meeting minutes from July 10, 2023 were reviewed. Commissioner Pipkin made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion which carried 5-0. Commissioner Merideth made the motion to approve the executive session minutes from July 10, 2023 as presented. Commissioner Sprinkle seconded the motion which carried 5-0.

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

**Henderson Ford Interchange TIF Fund #4401**

August 1, 2023 cash balance		\$	418.48
Revenues			
June Interest	\$	1.38	
July Interest	\$	1.42	
August 31, 2023 Cash Balance		\$	421.28

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

August 1, 2023 cash balance		\$	2,616.69
Revenues			
Interest	\$	6.12	
August 31, 2023 Cash Balance		\$	2,622.81

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

<b>August 1, 2023 Cash Balance</b>		\$	<b>3,755,507.24</b>
Revenues			
June Interest Earned	\$	11,424.63	
July Interest Earned	\$	12,782.00	
Expenses (September)			
Manns Consulting, LLC	\$	2,210.00	
Barnes & Thornburg	\$	5,347.50	
Baker Tilly	\$	10,350.00	
Bender Lumber	\$	3,487.94	
Mastercard (Parks)	\$	1,360.50	
John Deere Financial	\$	113.86	

Menards, Inc.	\$ 2,558.76
Prairie Materials	\$ 57.36
<b>September Claims</b>	<b>\$ 27,695.92</b>
<b>August 31, 2023 Cash Balance</b>	<b>\$ 3,779,713.87</b>

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

<b>August 1, 2023 Cash Balance</b>	<b>\$ -</b>
Revenues	
June Interest Earned	\$ 36.24
<b>August 31, 2023 Cash Balance</b>	<b>\$ 36.24</b>

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

<b>August 1, 2023 Cash Balance</b>	<b>\$ -</b>
Revenues	
June Interest Earned	\$ 1.66
<b>August 31, 2023 Cash Balance</b>	<b>\$ 1.66</b>

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

**SRF Loan Construction Account**

August 31, 2023 Balance	\$ 9080.00
<b>Balance After Disbursements</b>	<b>\$ 9,080.00</b>

**SRF Loan Debt Service Reserve Account**

<b>August 31, 2023 Cash Balance</b>	<b>\$ 796,927.06</b>
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Commission Sprinkle made the motion to approve financials as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

**4. Approval of Claims:**

Manns Consulting, LLC	\$ 2,210.00 (August)
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Commissioner Pipkin made the motion to approve the August claims as presented. Commissioner Shields seconded the motion, which carried 5-0.

Manns Consulting, LLC	\$ 2,210.00
Barnes & Thornburg	\$ 5,347.50
Baker Tilly	\$ 10,350.00
Bender Lumber	\$ 3,487.94
Mastercard (Parks)	\$ 1,360.50
John Deere Financial	\$ 113.86
Menards, Inc.	\$ 2,558.76

Prairie Materials  
September Claims

\$ 57.36  
\$ 27,695.92

Commissioner Merideth made the motion to approve the September claims as presented.  
Commissioner Shields seconded the motion, which carried 5-0.

5. **Public Comment:** No public comment.
6. **Waverly Sewer Update:** No sewer update.
7. **Legal Update:** Attorney Steuerwald presented the virtual meeting policy for consideration. Commissioner Sprinkle made the motion to approve the virtual meeting policy as presented. Commissioner Pipkin seconded the motion, which carried 5-0.
8. **Economic Development Update:** Attorney Lisa Lee of Ice Miller presented Resolution 2023-2 Terminating and Dissolving the Existing Westpoint TIF Area. Commissioner Pipkin made the motion to approve Resolution 2023-2 as presented. Commissioner Shields seconded the motion, which carried 5-0.

Resolution 2023-3 Amending the Declaratory Resolution No. 1-2006, adding to the Economic Development Area, Creating Westpoint TIF 2 and Westpoint TIF 3 and adding to the acquisition list. Commissioner Merideth made the motion to approve the resolution as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

Resolution 2023-4 Amending Declaratory Resolution of the Eagle Valley Enhancement Economic Development Area was presented by Attorney Steuerwald. The resolution amends the Economic Development Area, amends the Eagle Valley and Henderson Ford TIFs, creates the Whetzel Trace TIF and adds parcels to the acquisition list. Commissioner Pipkin made the motion to approve the resolution as presented. Commission Sprinkle seconded the motion, which carried 5-0.

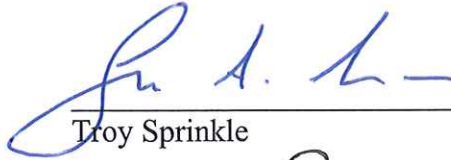
9. **Other Business:** County Commissioner Kenny Hale was present and provided a Waverly Park update.
10. **Adjournment:** Motion to adjourn received a second and was approved 5-0.
11. **Next meeting:** The RDC noted the next meeting of the Commission will be October 16, 2023, at 8:30 a.m.

APPROVAL OF THE MINUTES

The September 11, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on October 16, 2023.



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Carole Snyder




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Troy Sprinkle

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Kim Merideth



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Jeff Pipkin



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Brad Shields