

MORGAN COUNTY REDEVELOPMENT COMMISSION

August 9, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on August 9, 2021 at 8:30 am at the Morgan County Administration Building in Martinsville and virtually.

I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Carole Snyder, Troy Sprinkle, Kim Merideth and Daniel Elliott. Ralph Foley was absent. Dr. Jake Allen was absent.

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

Commissioner Hale provided a park update.

II. Reading and Approval of the Minutes: Commission meeting minutes from July 12, 2021 were reviewed. Commissioner Merideth made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

III. Financial Report: The financial report was presented by County Auditor Bastin. Bastin noted the following:

Henderson Ford Interchange TIF Fund #4401

July 31, 2021 cash balance	\$	418.48
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Waverly Allocation Area TIF Fund #4402:

July 31, 2021 cash balance	\$	44.80
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Eagle Valley Allocation TIF Fund # 4403:

Revenues

Grinder Pump Receipts	\$1,807.14
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Expenses

Professional Services	\$2,998.50
Legal Notice	\$29.20
Bond and Interest	\$67,665.63
Waverly Park Development	\$228.33
Utilities	\$563.57
Contractual Services	\$3,050.02
Interlocal Agreement	\$6,000.00

July 31, 2021 Cash Balance	\$	1,447,052.41
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\$ -

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

SRF Loan Construction Account

July 31, 2021 Balance	\$	316,986.00
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June Disbursement Request Form #63 (BLN)	\$	23,959.00
Request Form #642 (BLN)	\$	3,785.00
Request form #65 Reed & Sons Construction, Inc.	\$	68,550.00
Balance After August Disbursements	\$	220,692.00

Bastin noted the debt service information was not updated on the financials provided and he did not total the claims. Commissioner Sprinkle made the motion to accept the financials as presented. Commissioner Snyder seconded the motion which carried 4-0.

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$ 1,736.00
VanLeeuwen Law, LLC	\$ 1,250.00
Johnson County REMC	\$ 541.56
Menards	\$ 164.65
Redevelopment Association of Indiana	\$ 25.00
Rural King/Deere Financial	\$ 119.48
Aqua Indiana	\$ 3,092.36
Total	\$ 6,929.05

Attorney VanLeeuwen noted the Johnson County REMC bill should be coming to a close as it's a 60 day window. Commissioner Merideth made the motion to approve claims as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

SRF Loan Construction Account	
BLN #63	\$ 23,959.00
BLN #64	\$ 3,785.00
Reed & Sons Construction, INC. #65	\$ 68,550.00
Total	\$ 96,294.00

Commissioner Snyder made a motion to approve the Claims as presented. Commissioner Merideth seconded this motion. Motion passed by a vote of 4-0.

V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Manns provided the written update on behalf of Brian Bullock:
- i. WWTP – All work is complete. The contractors have provided all O & M Manuals electronically. We are only waiting on a few independent testing results.
 - ii. Collection System – The contractor has installed the additional sewer past the school and fire station to central avenue. They are supposed to finish the asphalt but Brian is still awaiting confirmation. They have one more service valve vault to complete and they will be finished.

- iii. Baker Tilly provided the financial portion to our Asset Management which is a requirement for the SRF loan.
- iv. Bargersville – No update at this time.
- B. Platting Update – Commissioner Hale got the documents for the platting update to Attorney VanLeeuwen on August 6th. She'll be working through updates for the Deed of Dedication.
- C. Legal Update
 - a. VanLeeuwen didn't have an update. Commissioner Elliott did ask for an update on Westpoint and outside of the meeting in the Spring with Attorney Lisa Lee and working with Manns, there is no update at this time.
- D. Economic Development Update –
 - a. Manns shared she met with BLN team members regarding a county broadband plan. Bastin noted it may be possible to utilize the American Rescue Plan resources. After much discussion and as the plan is for the entire county, it was suggested Manns present the plan to the County Commissioners to see about forming a potential task force. Commissioner Sprinkle made the motion to approach the County about broadband. Commissioner Snyder seconded the motion, which carried 4-0. Manns will work with Josh Messmer to get on the Commissioners agenda.

VI. Other Business

- A. The READI initiative was again mentioned and potential of projects around Henderson Ford and Maple Turn. Conversations will continue.

VIII. Adjournment: Motion to adjourn received a second and was approved 4-0.


IX. Next meeting: The RDC noted the next meeting of the Commission will be September 13, 2021, at 8:30 a.m. This will be the Annual Meeting in which all underlying taxing units will be invited.

Respectfully submitted by:


Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

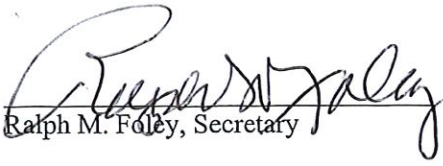
The August 9, 2021 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the September 13, 2021.

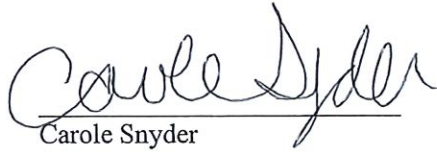


Daniel Elliott, President



Troy Sprinkle, Vice President


Ralph M. Foley, Secretary


Carole Snyder

Kim Merideth