

MORGAN COUNTY REDEVELOPMENT COMMISSION
November 8, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on November 8, 2021 at 8:30 am 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, Ralph Foley and Daniel Elliott. Dr. Jake Allen was present.

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

II. Reading and Approval of the Minutes: Commission meeting minutes from October 18, 2021 were reviewed. Commissioner Snyder made the motion to approve minutes as presented. Commissioner Foley seconded the motion, which carried 3-0.

III. Financial Report: The financial report was presented by Dan Bastin.

Henderson Ford Interchange TIF Fund #4401
 October 31, 2021 cash balance \$ 418.48

Waverly Allocation Area TIF Fund #4402:
 October 31, 2021 cash balance \$ 44.80

Eagle Valley Allocation TIF Fund # 4403:

Expenses

Professional Services	\$14,480.00
Waverly Park Development	\$92.95

October 31, 2021 Cash Balance \$ 1,400,046.37

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

SRF Loan Construction Account	
October 31, 2021 Balance	\$ 198,567.00
October Disbursement Request Form #68-70	\$ 42,088.00
Balance After September Disbursements	\$ 154,679.00

SRF Loan Debt Service Reserve Account

October 31, 2021 Cash Balance \$ 609,451.26

County Auditor Bastin informed the Commission the Aqua Bill that showed as a credit for last month had been voided after payment, hence the credit. Commissioner Foley made the motion to approve the financials as presented. Commissioner Snyder seconded the motion which carried 3-0.

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC (September)	\$1,786.00
Manns Consulting, LLC (October)	\$1,774.75
Total	\$ 3,560.75
SRF Loan Construction Account	
BLN #68	\$ 10,534.00
Reed & Sons #69	\$ 11,734.00
Reed & Sons #70	\$ 20,000.00
Total	\$ 42,268.00

Commissioner Snyder made a motion to approve the claim as presented. Commissioner Foley seconded this motion. Motion passed by a vote of 3-0.

V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Manns provided update per Bullock:
 - a. Pay App No. 69 is for two service valve vaults that were installed last week. No. 70 is to release the retainage. All work has been complete. However, we still need to inspect the final clean up. The board can approve releasing the retainage upon our inspection. Graves has been working on a couple small warranty items with Aqua at the plant. The trees have been planted that were part of our mitigation plan with DNR. BLN is in the process of completing the report required for submittal to DNR. We are also finalizing the close out documents and will have these to the county and sewer district within the next couple of weeks. Additionally, there’s roughly \$145k left in contingency.
- B. Legal Update
 - a. Attorney VanLeeuwen provided the 2022 calendar. Commissioner Foley made the motion to adopt the 2022 calendar as presented. Commissioner Snyder seconded the motion which carried 3-0. She also presented her 2022 contract for consideration. Lastly she noted that she’s been having conversations with Attorney Bray as well as RMR for the snow removal. She will prepare a one page contract for Commissioner Hale to present to RMR.
- C. Economic Development Update –
 - a. Manns noted the ongoing work with the One Western Partnership and the additional need for legal assistance from Lisa Lee of Ice Miller. This will pickup as there is an upcoming meeting with the owner of Westpoint.
 - b. Manns also noted the continuation of conversations regarding need for adequate, reliable, affordable broadband.

VI. Other Business

- A. Waverly Park Update – County Commissioner Hale provided a Waverly Park update. 4x4s have destroyed the existing fence by going over it to access the river. Commissioner Hale

requested the Commission pay an amount not to exceed \$3,000 for the purchase of 70 cement barriers which will prevent vandalism and access to 4x4s moving forward. Commissioner Snyder made the motion to approve Commissioner Hale's request as presented. Commissioner Foley seconded the motion which carried 3-0.

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

IX. Next meeting: The RDC noted the next meeting of the Commission will be December 13, 2021, at 8:30 a.m.

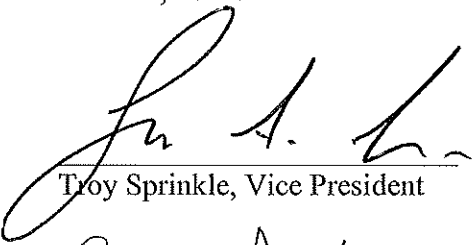
Respectfully submitted by:

Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

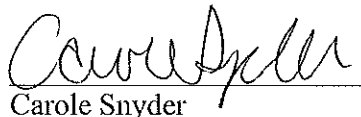
The November 8, 2021 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the December 13, 2021.

Daniel Elliott, President



Troy Sprinkle, Vice President

Ralph M. Foley, Secretary



Carole Snyder



Kim Merideth