

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**February 14, 2022 —Meeting Minutes**

The Morgan County Redevelopment Commission met on February 14, 2022 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: Daniel Elliott, Carole Snyder, Troy Sprinkle, Jeff Pipkin and Kim Merideth. Dr. Jake Allen was present.

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

Commissioner Elliott welcomed the newest Commissioner, Jeff Pipkin.

**II. Reading and Approval of the Minutes:** Commission meeting minutes from January 10, 2022 were reviewed. Commissioner Merideth made the motion to approve minutes as presented for the public meeting. Commissioner Sprinkle seconded the motion, which carried 4-0.

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

**Henderson Ford Interchange TIF Fund #4401**

January 31 2022 cash balance \$ 418.48

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

January 31 2022 cash balance \$ 44.80

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

January 1, 2022 Cash Balance \$ 2,158,147.85

**Revenues**

Rent \$ 12,000.00

**Expenses**

Professional Services \$6,961.00

Waverly Park Development \$ 750.00

Bond Interest \$ 67,665.63

Total Expenses \$75,376.63

January 31, 2022 Cash Balance \$ 2,094,771.22

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

January 31, 2022 Cash Balance \$ -

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

**January 31, 2022 Cash Balance** \$ -

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

**SRF Loan Construction Account**

January 31 2022 Balance \$ 156,479.00

February Disbursement Request - #72 BLN \$ 4,945.00

Balance After February Disbursements \$ 151,534.00

**SRF Loan Debt Service Reserve Account**

**January 31 2022 Cash Balance** \$ 666,106.26

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

Commissioner Elliott took time to recognize former Commissioner Ralph Foley for his commitment and contributions to the Redevelopment Commission. He presented Mr. Foley with a plaque for his service on behalf of the Commission.

**IV. Reports To The Redevelopment Commission**

A. Waverly Sewer Update – Manns provided update per the Regional Sewer District:

- a. A request for an updated Preliminary Engineering Report (PER) was presented on behalf of the Regional Sewer District (RSD) in the amount of \$24,400. This PER update would include Port Royal Road, Waverly Woods/Waverly Road, Connection to the newly installed casing at I-69 to serve Oak Hill and undeveloped land along the newly constructed Huggins Hollow Road. The request is coming from the RSD as they would like to use SRF contingency funds for the PER.

Attorney VanLeeuwen swore in the Commissioner Pipkin.

Commissioner Sprinkle made the motion to approve the PER as requested.

Commissioner Snyder seconded the motion which carried 5-0.

- b. Attorney VanLeeuwen presented an easement prepared by the Town of Bargarville to allow access to the wastewater treatment plant. Upon her recommendation, Commissioner Snyder made the motion to approve the easements contingent upon approval of the Regional Sewer District. Commissioner Snyder seconded the motion which carried 5-0.

B. Legal Update

- a. Attorney VanLeeuwen noted she has updated the lease with the Regional Sewer District which now accurately reflects the plat. She requested a newly signed version as that was the only change and just to keep things clean moving forward.

C. Economic Development Update –

- a. Manns provided a broadband update inclusive of the Indiana Connectivity Program through OCRA as well as a contract for GIS mapping from Banning Engineering. The hourly contract will help to gather the information provided by schools and information already available to get a better visual of where the County is lacking broadband. The contract also has a Survey 123 component which will upload in real time locations for survey participants with broadband needs. Commissioner Snyder made the motion to approve the contract as presented in full. Commissioner Sprinkle seconded the motion which carried 5-0.
- b. Manns provided a first draft of the Westpoint TIF expansion map she worked with County Commissioners Hale and Adams as well as County Surveyor Terry Brock, County Planner Laura Parker and Josh Messmer. In order to have a January 1, 2022 assessment date, the plan in its entirety must be passed in the 2022 calendar year.
- c. Manns shared her concerns over HB 1002 (4) which eliminates the 30% floor for future personal property investments. The bulk of the Morgan County Redevelopment Commission TIF comes from the IPL plant and its personal property assessments. Should the legislation move forward, it wouldn't directly impact the Commission's annual revenues immediately but should replacements of personal property happen, those wouldn't be subject to the same 30% floor.

V. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC (November)	\$ 2,210.00
VanLeeuwen Law, LLC	\$ 1,200.00
BLN	\$ 1,280.00
<b>Total</b>	<b>\$ 4,690.00</b>

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

SRF Construction Fund	
Request Form #72	\$4,945.00
<b>Total</b>	<b>\$ 4,945.00</b>

Commissioner Snyder made the motion to accept the claim as presented. Commissioner Sprinkle seconded the motion which carried 5-0.

VI. Other Business

- A. Waverly Park Update – County Commissioner Hale provided an update on Waverly Park.
- B. Reorganization – Commissioner Sprinkle made the motion to make Jeff Pipkin secretary. Commissioner Merideth seconded the motion which carried 5-0.

VII. **Adjournment:** Motion to adjourn received a second and was approved 5-0.

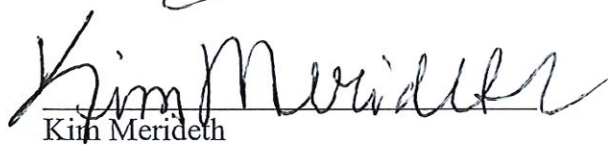
VIII. Next meeting: The RDC noted the next meeting of the Commission will be March, 2022, at 8:30 a.m.

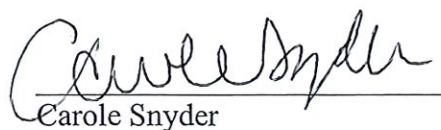
APPROVAL OF THE MINUTES

The February 14, 2022 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on March 14, 2022.

  
Daniel Elliott

Troy Sprinkle

  
Kim Merideth

  
Carole Snyder

  
Jeff Pipkin