

MORGAN COUNTY REDEVELOPMENT COMMISSION
November 13, 2023— Executive Session Meeting Minutes

The Morgan County Redevelopment Commission met on November 13, 2023 immediately following the public meeting at 8:30am 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, Troy Sprinkle and Brad Shields. Commissioner Jeff Pipkin and Dr. Jake Allen were absent. 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

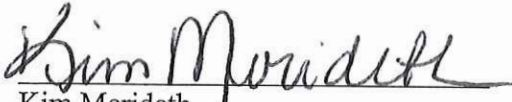
The November 13, 2023 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on December 11, 2023.




Carole Snyder




Troy Sprinkle



Kim Merideth



Jeff Pipkin



Brad Shields

MORGAN COUNTY REDEVELOPMENT COMMISSION
November 13, 2023 —Meeting Minutes

The Morgan County Redevelopment Commission met November 13, 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: Brad Shields, Troy Sprinkle, Kim Merideth 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. **Public Hearings on TIF Amendments:** Attorney Steuerwald made brief comments about the Westpoint TIF amendment presented and the process to amend an economic development area.

Commissioner Sprinkle made the motion to open the public hearing for the Westpoint Economic Development Area. Commissioner Merideth seconded the motion, which carried 4-0. There were no public comments.

Commissioner Merideth made the motion to close the public hearing. Commissioner Sprinkle seconded the motion, which carried 4-0.

Commissioner Sprinkle made the motion to open the public hearing for the White River Valley Enhancement Economic Development Area. Commissioner Shields seconded the motion, which carried 4-0.

Candace Milhon of 2155 Centerton Road voiced concerns over eminent domain, asked about local plans for the area and noted she has no interest in selling.

Joseph Colborn spoke on behalf of his mother's estate at 9393 N. Waverly Park Drive as she recently passed. He spoke multiple times regarding fire needs in Harrison Township, traffic issues, school, police and medical needs and residential access.

Mike Jackson, Harrison Township Trustee asked the implications for fire protection in Harrison Township as well as sewer assistance for existing homeowners.

It was noted that fire and EMS services are on the radar of the Commission and something they're keeping in mind as projects occur. Commissioner Merideth noted that on a recent project, the developer was asked to provide funding for those services.

John Fletcher, Green Township Trustee asked about implications on taxes in his township.

It was shared this would not negatively impact taxes in Green Township.

Amanda Ardizzone of Express Steel at 9209 and 9240 Waverly Park Road asked about the implications for her business as she's been approached by a developer regarding the property and access.

It was expressed by members of the Commission that conversations between any developers and property owners are outside of the Commission's purview and decisions are those of the property owners.

A representative from the IU Health Foundation asked if taxes would change as its currently zoned ag and asked who has the right of eminent domain.

It was expressed that adding the property to the TIF would not change the property taxes and that the Board of Commissioners have the right to eminent domain.

Other comments by the Commissioners were made regarding future planning efforts and growth around the county.

Commissioner Sprinkle made the motion to close the public hearing. Commissioner Merideth seconded the motion, which carried 4-0.

Commissioner Shields made the motion to approve Confirmatory Resolution 2023-5 Terminating and Dissolution of Area and Termination of Morgan County TIF Pledge. Commissioner Merideth seconded the motion, which carried 4-0.

Commissioner Sprinkle made the motion to approve Confirmatory Resolution 2023-6 as presented. Commissioner Shields seconded the motion, which carried 4-0.

Commissioner Merideth made the motion to approve White River Valley Enhancement Confirmatory Resolution 2023-7 as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

3. **Reading and Approval of the Minutes:** Public meeting minutes from October 16, 2023 were reviewed. Commissioner Sprinkle made the motion to approve minutes as presented. Commissioner Shields seconded the motion which carried 4-0.

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

Henderson Ford Interchange TIF Fund #4401

October 1, 2023 cash balance		\$	423.00
Revenues			
September Interest	\$	1.67	
October 31, 2023 Cash Balance		\$	424.67

Waverly Allocation Area TIF Fund #4402:

October 1, 2023 cash balance		\$	2,633.52
Revenues			
Interest	\$	10.38	

October 31, 2023 Cash Balance	\$ 2,643.90
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Eagle Valley Allocation TIF Fund # 4403:

October 1, 2023 Cash Balance	\$ 3,767,530.78
Revenues	
Interest Earned	\$ 14,916.19
Expense	
Professional Services	\$ 16,967.50
October 31, 2023 Cash Balance	\$ 3,765,479.47

Eagle Valley Bond & Interest Fund #4405

October 1, 2023 Cash Balance	\$ 36.39
Revenues	
	\$.14
October 31, 2023 Cash Balance	\$ 36.53

Eagle Valley Debt Service Reserve Fund #4406

October 1, 2023 Cash Balance	\$ 1.67
Revenues	
Interest Earned	\$.01
October 31, 2023 Cash Balance	\$ 1.68

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

SRF Loan Construction Account

October 31, 2023 Balance	\$ 9,080.00
November Disbursement Request	
Request Form #93 BLN	\$ 3,313.00
Balance After Disbursements	\$ 5,767.00

SRF Loan Debt Service Reserve Account

October 31, 2023 Cash Balance	\$ 796,927.06
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Commission Merideth made the motion to approve financials as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

5. Approval of Claims:

Manns Consulting, LLC	\$ 2,210.00
Barnes & Thornburg	\$ 5,062.61
Banning Engineering	\$ 165.00
Menards	\$ 127.75
November Claims	\$ 7,565.36

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

Approval of Claims:

Request form #93 BLN

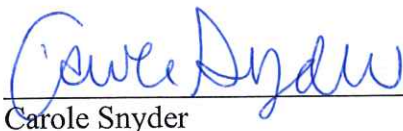
\$ 3,313.00

Commissioner Sprinkle made the motion to approve the SRF Loan Construction Account Request Form #93 to BLN. Commissioner Merideth seconded the motion, which carried 4-0.

6. **Public Comment:** No public comment.
7. **Waverly Sewer Update:** No update at this time.
8. **Legal Update:** Attorney Steuerwald noted the new TIF Handbook is finished and he'll be sending it out electronically.
9. **Economic Development Update:** Manns noted most of the month was spent preparing documents for the public hearings and corresponding resolutions.
10. **Other Business:** County Administrator Messmer noted that when Eagle Valley was negotiated, part of the TIF funding was allocated to the Waverly Park project, which is why Commissioner Hale gives a monthly update.
11. **Next meeting:** The RDC noted the next meeting of the Commission will be December 11, 2023, at 8:30 a.m. and will be the annual report to the underlying taxing units.
12. **Adjournment:** The meeting was adjourned.

APPROVAL OF THE MINUTES

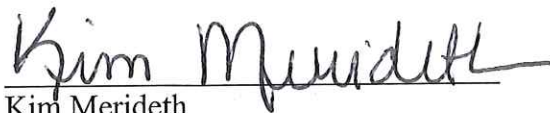
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Carole Snyder



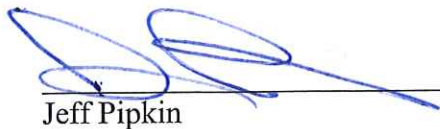
Troy Sprinkle



Kim Merideth



Brad Shields



Jeff Pipkin