

MORGAN COUNTY REDEVELOPMENT COMMISSION
December 14, 2020— Meeting Minutes

The Morgan County Redevelopment Commission met on December 14th at 8:30 am at the Morgan County Administration Building, Martinsville and virtual due to the designation of Red for Morgan County due to COVID-19.

I. Roll Call: On the call of the roll virtually the following Commissioners were shown to be present: Norman Voyles, Carole Snyder, Daniel Elliott, Ralph Foley and Dr. Jake Allen. Members appear via person and virtually. Daniel Elliott appears later. Troy Sprinkle appears later however with no audio and therefore could not vote.

II. Reading and Approval of the Minutes: November 2020 Minutes were reviewed. Norman Voyles made a motion to approve, Ralph Foley second. Motion passed by a vote 3-0.

III. Financial Report: Dan Bastin provided and read the financial report for November. The report was approved by a motion made by Ralph Foley and seconded by Norman Voyles. The motion was passed by a vote of 3-0.

Financial report as set forth below.

November 2020

Financial report as set forth below.

Henderson Ford Interchange TIF Fund #4401

November 30, 2020 cash balance	\$ 418.48
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Waverly Allocation Area TIF Fund #4402:

November 30, 2020 cash balance	\$ 44.80
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Eagle Valley Allocation TIF Fund # 4403:

November 1, 2020 cash balance	\$ 1,244,379.52
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Professional Services	\$ 10,561.00
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Insurance	\$ 66.00
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November 30, 2020 cash balance	\$ 1,233,752.52
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Eagle Valley Bond & Interest Fund # 4405:

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Eagle Valley Debt Service Reserve Fund # 4406:

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November 30, 2020 cash balance All Funds	\$ 1,234,215.80
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Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)

November 1, 2020	Appropriation Balance	\$ 26,323.74
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	Expenses	\$ 17,430.82
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November 30, 2020	Appropriation Balance	\$ 8,892.92
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Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company

SRF Loan Construction Fund

November 30, 2020 Balance	\$	2,146,156.00
November Disbursement Request Form 44-47		
Engineering 73% Complete		
Request Form #43 BLN	\$	41,540.00
Request Form #45 BLN	\$	40,605.00
Collection System 93% Complete		
Request Form #47 Reed & Sons Construction, Inc.	\$	187,335.00
Treatment Plant 65% Complete		
Request Form #46 Graves Construction Services, Inc.	\$	242,236.00
Balance After November Disbursements	\$	1,634,440.00
SRF Loan Debt Service November Fund		
November 30, 2020 cash balance All Funds	\$	496,141.26

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403		
Manns Consulting, LLC	\$	1,736.00
VanLeeuwen Law, LLC	\$	1,787.50
Mayfield Insurance	\$	500.00
Total	\$	4,023.50

Ralph Foley made a motion to approve the Eagle Valley Claims. Norman Voyles seconded this motion. Motion passed by a vote of 3-0.

LIT (Local Income Tax) Economic Development Fund 1112		
Bender Lumber	\$	29.99
John Deere Financial (Rural King)	\$	27.56
Jason Ferguson	\$	4,675.00
Total	\$	4,732.55

Ralph Foley made a motion to approve the LIT Claims. Norman Voyles seconded this motion. Motion passed by a vote of 4-0. Daniel Elliott appears.

SRF		
Reed & Sons Construction	\$	187,335.00
Graves Construction Services	\$	242,236.00

BLN	\$	82,145.00
Total	\$	511,716.00

Ralph Foley made a motion to approve the SRF Claims. Norman Voyles seconded this motion. Motion passed by a vote of 4-0.

V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Brian Bullock, BLN
 - a. Progress is moving along: Project overall 65%. Mechanical equipment is 95% installed. Discussed the grant contributions to the overall cost. Projection of April for completion. The majority of the work will be completed in the winter.
- B. Economic Development Update – Not present Mike Dellinger, Morgan County Economic Development. Daniel handled the update. Looking to aiding Monrovia with utilities. Provided that timeline is now more relaxed as Monrovia was able to locate the source of their issues within their current plant.
- C. Park Update – Kenny Hale. Updates on the finishing details on projects.

VI. Legal Update

- A. Wallace Construction Lease was read through, Ralph Foley suggested edits. Ralph Foley made a motion to approve the 2021 Attorney Contract. Carole Snyder seconded this motion. Motion passed by a vote of 4-0.
- B. 2021 Attorney Contract
Ralph Foley made a motion to approve the 2021 Attorney Contract. Carole Snyder seconded this motion. Motion passed by a vote of 4-0.
- C. Annual Bonds with Mayfield – Approved within the Eagle Valley TIF Claims. Mayfield will be updated today to renew the bonds.

VII. Other Business

- A. Chelsey Manns – Continued discussed on the re TIF districts with focus on Westpoint. This is not currently on a timeline but something we need to begin. The land acquisition discussions on the IU Health land should be prioritized so we can plan accordingly for the re TIF. Chelsey will have 2021 Legal Contract and RMR Lease Executed.

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 January 11, 2021, at 8:30 a.m.

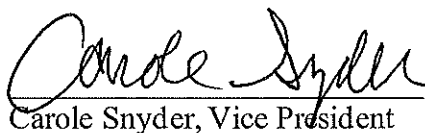
Respectfully submitted by:

Ralph M. Foley, Secretary, Morgan County RDC

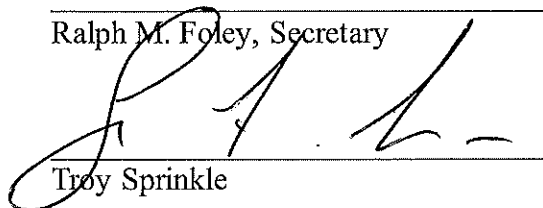
APPROVAL OF THE MINUTES

The December 14, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 11th day of January, 2021.


Daniel Elliott, President


Carole Snyder, Vice President

Ralph M. Foley, Secretary


Troy Sprinkle

Norman Voyles