

**MORGAN COUNTY REDEVELOPMENT COMMISSION**

**May 9, 2020 — Meeting Minutes**

The Morgan County Redevelopment Commission met on May 9<sup>th</sup> at 9:00 am at the Morgan County Administration Building, Martinsville and virtually per the Governor’s Executive Order 20-04.

**I. Roll Call:** On the call of the roll virtually the following Commissioners were shown to be present: Troy Sprinkle, Norman Voyles, Carol Snyder, Ralph Foley, Daniel Elliott and Dr. Jacob Allen (online).

**II. Reading and Approval of the Minutes:** March and April 2020 Minutes were reviewed. Norman Voyles made a motion to approve both. Troy Sprinkle second. Motion passed by a vote 5-0.

**III. Financial Report:** Dan Bastin provided the financial report for March and April. Daniel Elliott read the financial report. The report was approved by a motion made by Troy Sprinkle and seconded by Norman Voyles. The motion was passed by a vote of 5-0.

Financial report as set forth below.

**MARCH 2020**

Financial report as set forth below.

**Henderson Ford Interchange TIF Fund #4401**

March 31, 2020 cash balance	\$ 418.48
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**Waverly Allocation Area TIF Fund #4402:**

March 31, 2020 cash balance	\$ 44.80
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**Eagle Valley Allocation TIF Fund # 4403:**

March 1, 2020 cash balance	\$ 364,115.59
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Expenses

Manns Consulting	\$ 1,736.00
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BOK Financial	\$ 350
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Total Professional Services	\$ 2,086.00
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March 31, 2020 cash balance	\$ 362,069.59
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<b>March 31, 2020 cash balance All Funds</b>	<b>\$ 364,618.87</b>
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**Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)**

December 31, 2019 Appropriation Balance	\$194,706.87
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**Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company**

**SRF Loan Construction Fund**

March 31, 2020 Balance	\$ 6,080,979.00
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April Disbursement Request Form 21-23	\$ 168,371.00
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Balance After May Disbursement \$ 5,912,608.00

**SRF Loan Debt Service Reserve Fund**

March 31, 2020 cash balance All Funds \$ 439,486.26

Troy Sprinkle made a motion to approve the March Financials. Carol Snyder seconded this motion. Motion passed by a vote of 5-0.

**APRIL 2020**

Financial report as set forth below.

**Henderson Ford Interchange TIF Fund #4401**

April 30, 2020 cash balance \$ 418.48

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

April 30, 2020 cash balance \$ 44.80

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

April 1, 2020 cash balance \$ **362,069.59**

Expenses

Professional Services \$ 3,385.00

Other Services \$ 553.16

Insurance \$ 200.00

**April 30, 2020 cash balance All Funds \$ 358,394.71**

**Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)**

December 31, 2019 Appropriation Balance **\$194,706.87**

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

**SRF Loan Construction Fund**

April 30, 2020 Balance \$ 5,912,608.00

May Disbursement Request Form 24-26 \$ 421,243.00

Balance After May Disbursement \$ 5,491,395.00

**SRF Loan Debt Service Reserve Fund**

April 30, 2020 cash balance All Funds \$ 439,486.26

Troy Sprinkle made a motion to approve the March financials. Norman Voyles seconded this motion. Motion passed by a vote of 5-0.

**IV. Approval of Claims:**

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

MARCH 2020 CLAIMS

Professional Services	\$	2,086.00
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Troy Sprinkle made amendment of removing the inappropriate claim not intended for RDC. Norman Voyles seconded this motion. Motion passed by a vote of 5-0.

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

APRIL 2020 CLAIMS

Manns Consulting, LLC	\$	405.00
VanLeeuwen Law, LLC	\$	2,637.50
Total May Claims	\$	3,087.50

Carol Snyder made a motion to approve the SRF Construction Fund Disbursement. Troy Sprinkle seconded this motion. Motion passed by a vote of 5-0.

**V. RMR Properties, LLC Lease**

- A. RMR Lease issues. Kenny Hale will assist in being the intermediary connection with Wallace Constructions so that we can effectively draft a lease to incorporate the spirit of the lease and protections for both parties.
- B. Executive Committee - Ralph Foley as a retired attorney and second by Carol Snyder as a real estate agent
- C. Commission voted on the executive committee for the RMR Lease development consisting of Ralph Foley and Carol Snyder. Motion made by Carol Snyder. Troy Sprinkle seconded this motion. Motion passed by a vote of 5-0.

**VI. Reports To The Redevelopment Commission**

- A. WAVERLY SEWER PROJECT – County Engineer Anthony Hinkle provided an update. Contracts with BLN and United. Working on the four sites. Timing is an issue to be included with I-69. Without INDOT we would not have to be responsible for right of way, easements, land acquisition. With INDOT we would not have control over contracting. 144 location is not in dispute. Second location is looking more towards Whiteland v. Waverly. Next meeting we will bring plans, scope of work, INDOTs portion, and a cost break down.

Brian Bullock of BLN: Update on the depth issues to get below fiber optics and other. May be funding available other than RDC full financial commitment.

Kenny Hale: There was a prior agreement with INDOT however it was never put in writing. That employee no longer works there. Waverly was the prior ideal site but cost wise Whiteland looks like the better option.

Daniel Elliott: Residence are starting to get on board. The need for sewer is growing.

B. WAVERLY GREENWAY AND PARK PROJECT – Report provided by Kenny Hale. Working on the permitting for the updates on the buildings. Working with Hoffman Engineering. Mike Shepherd did the survey. Working on cleaning up the damage to due to tornados in the Park and Greenway Trail. Festival Committee is working on the 2020 Festival with applications for band, art venders, food vendors, and demonstrators. Working with James Wisco on the festival fee ordinance. Bathroom designs are all ADA compliant.

C. MORGAN COUNTY ECONOMIC DEVELOPMENT COMMISSION - No report.

**VII. Legal Update**

D. Streamline the Open Door Policy of Minutes and documents. Daniel Elliott is talking to County IT to create a SharePoint as a main document repository for county employees. Chelsey will be the one to upload to the county website for minutes, agendas, financials. Dan Bastin will maintain the paper copies. Motion by Carol Snyder to approve the plan. Second by Ralph Foley. Motion passed by a vote of 5-0.

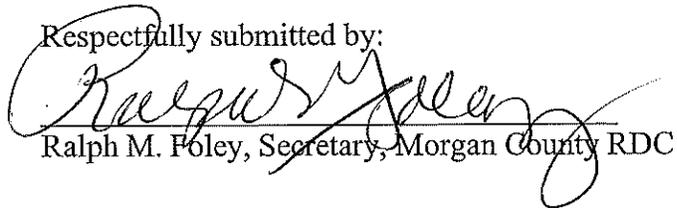
**VIII. Other Business**

A. No other business.

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

**X. Next meeting:** The RDC noted the next meeting of the Commission will be June 5, 2020, at 8:30 a.m.

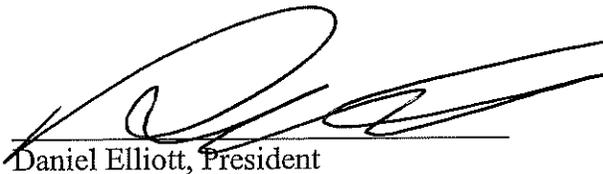
Respectfully submitted by:



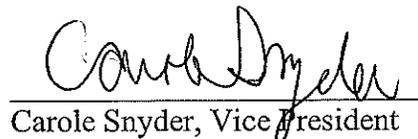
Ralph M. Foley, Secretary, Morgan County RDC

**APPROVAL OF THE MINUTES**

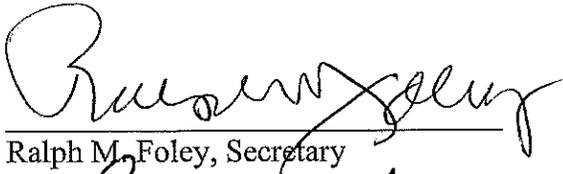
The May 9, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 5<sup>th</sup> day of June, 2020.



Daniel Elliott, President



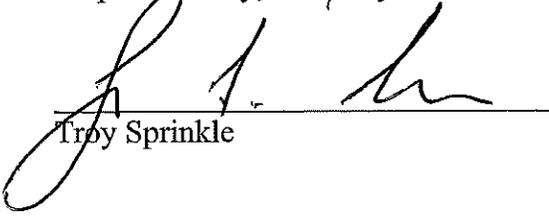
Carole Snyder, Vice President



Ralph M. Foley, Secretary



Norman Voyles



Troy Sprinkle