

MORGAN COUNTY REDEVELOPMENT COMMISSION

May 10, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on May 10, 2021 at 8:30 am at the Morgan County Administration Building in Martinsville and virtually.

I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Kim Merideth, Troy Sprinkle, Carole Snyder 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 April 12, 2021 were reviewed. Commissioner Sprinkle made the motion to approve minutes as presented. Commissioner Merideth seconded the motion, which carried 4-0.

III. Financial Report: The financial report was presented by County Auditor Bastin. Bastin noted that he is providing an updated March financial statement as the Waverly Grinder Pump Payments had been omitted. In March, \$10,664.28 was received in that account. He also noted the addition of the Contractual Services which had been made to Reed & Sons for the grinder pump payments received in the amount of \$24,849.98 had been paid in April. Bastin said to expect another grinder pump payment to the Reed & Sons in May as those payments continue to come in.

Additionally, Bastin noted that Request Form #57 was revised between the time of approval and submittal to the SRF so it has been updated and is reflected in April's numbers. The financial report is as follows:

Henderson Ford Interchange TIF Fund #4401

April 30, 2021 cash balance	\$	418.48
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Waverly Allocation Area TIF Fund #4402:

April 30, 2021 cash balance	\$	44.80
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Eagle Valley Allocation TIF Fund # 4403:

Revenues

Waverly Grinder Pump Payments	\$14,185.70
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Expenses

Utilities	\$542.35
Professional Services	\$3,879.76
Contractual Services	\$24,849.98
April 30, 2021 Cash Balance	\$784,121.79

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

SRF Loan Construction Account

April 30, 2021 Balance	\$	543,588.00
May Disbursement Request Form #57-59		
Engineering 96% Complete; Request form #58 BLN	\$	12,552.00
Collection System 99% Complete		
Request Form #57 (Revised) Reed & Sons Construction	\$	15,612.00
Request Form #59 Reed & Sons Construction, Inc.	\$	35,275.00
Balance After May Disbursements	\$	480,149.00
SRF Loan Debt Service Reserve		
April 30, 2021 Cash Balance	\$	552,796.26

A motion was made by Commissioner Snyder to approve April financials as presented as well as revised March financials. Commissioner Sprinkle seconded the motion, which carried 4-0.

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403	
Manns Consulting, LLC	\$1,792.26
VanLeeuwen Law, LLC	\$ 1,350.00
Johnson County REMC	\$ 408.12
Hoosier Times	\$ 35.86
Owens Septic Service	\$ 400.00
Total	\$ 3,930.01

Commissioner Merideth made a motion to approve the claims as presented. Commissioner Sprinkle seconded the motion. Motion passed by a vote of 4-0.

After some discussion on the length of time the Commission would be paying the REMC invoice for the Regional Sewer District (RSD), Manns was directed to investigate the \$6,000 payment per the interlocal agreement and to discuss with the RSD.

A question was also raised about the payments for park improvements. After some discussion, it was decided that the Owens Septic Service invoice for \$400.00 was a maintenance issue and not a park enhancement. Commissioner Merideth made the motion to revise the approval of the claims to exclude the Owens Septic Service payment of \$400.00. Claims will total \$3,530.01. Commissioner Sprinkle seconded the motion, which carried.

SRF Loan Construction Account	
BLN	\$ 12,552.00
Reed & Sons	\$ 15,612.00

Reed & Sons	\$ 35,275.00
Total	\$ 63,439.00

Commissioner Sprinkle made a motion to approve the SRF Claims as presented. Commissioner Snyder seconded this motion. Motion passed by a vote of 4-0.

V. Reports To The Redevelopment Commission

A. Waverly Sewer Update

- a. Brian Bullock, BLN – Bullock reiterated the mistake made in the Reed & Sons Form #57 which was caught prior to the payment being made. Punch List items are being completed. IDEM does need to change the existing permit or issue a new permit regarding the fire station extension. He is working through that issue. Bullock noted the need from Bargersville requiring borings. After some discussion and further explanation from Attorney VanLeeuwen and Bullock, a motion was made by Commission Snyder to draft a Right of Entry Agreement for Bargersville to execute prior to the borings. Commissioner Merideth seconded the motion, which carried 4-0.
- b. Platting – Manns noted Plan Commission approved the plat on 4/12/21 for the portion of the property leased by Wallace and the wastewater treatment plant. Manns noted she's awaiting a clean version of the plat from Commissioner Hale for signatures so it can then be recorded. After it's recorded, the RMR lease and RSD agreement and be updated and recorded.

B. Legal Update

- a. Attorney VanLeeuwen noted her time spent on the Right of Entry conversations and overall Bargersville negotiations.

C. Economic Development Update –

- a. Manns did share the progress on the One Western Region partnership with Hendricks County. Two meetings took place in the last month with Hendricks County as developments move forward. There's nothing substantial to report but working together with Hendricks County is a positive thing.
- b. Manns also noted her participation on the ISI program through the Morgan County Economic Development Corporation and the Indiana Economic Development Corporation. The program evaluated sites throughout the county. Commissioner Elliott also participated and talked about the positivity of the program and the great things going on in Morgan County.

VI. Other Business

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 June 14, 2021, at 8:30 a.m.


Respectfully submitted by:

Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

The May 10, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 14th day of June, 2021.


Daniel Elliott, President


Troy Sprinkle, Vice President

Ralph M. Foley, Secretary

Carole Snyder


Kim Merideth