

MORGAN COUNTY REDEVELOPMENT COMMISSION

July 12, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on July 12, 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: Carole Snyder, Ralph Foley, Troy Sprinkle and Daniel Elliott. Kim Merideth was absent. 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 June 14, 2021 were reviewed. Commissioner Sprinkle made the motion to approve minutes as presented. Commissioner Snyder seconded the motion, which carried 4-0.

III. Financial Report: The financial report was presented by County Auditor Bastin. Bastin noted the following:

Henderson Ford Interchange TIF Fund #4401

June 30, 2021 cash balance	\$	418.48
----------------------------	----	--------

Waverly Allocation Area TIF Fund #4402:

June 30, 2021 cash balance	\$	44.80
----------------------------	----	-------

Eagle Valley Allocation TIF Fund # 4403:

Revenues

Property Taxes	\$763,395.03
----------------	--------------

Expenses

Professional Services	\$3,298.50
Waverly Park Development	\$134.89
Utilities	\$367.35
Contractual Services	\$7,900.00
Waverly Sewer System	\$10,448.41

June 30, 2021 Cash Balance	\$	1,525,780.52
----------------------------	----	--------------

Eagle Valley Bond & Interest Fund #4405

Revenues

Property Taxes	\$408,700.00
----------------	--------------

Expenses

Bond Principal	\$335,000.00
Bond Interest	\$73,700.00

June 30, 2021 Cash Balance	\$ -
----------------------------	------

Eagle Valley Debt Service Reserve Fund #4406

Revenues

Property Taxes	\$56,655.00
----------------	-------------

Expenses

Transfer to Bank of New York	\$56,655.00
------------------------------	-------------

June 30, 2021 Cash Balance	\$ -
----------------------------	------

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

SRF Loan Construction Account

June 30, 2021 Balance	\$	459,526.00
June Disbursement Request Form #61	\$	12,056.00
Request Form #62 Reed & Sons Construction, Inc.	\$	130,484.00

Balance After July Disbursements	\$	316,986.00
---	-----------	-------------------

SRF Loan Debt Service Reserve

June 30, 2021 Cash Balance	\$	552,796.26
----------------------------	----	------------

Revenues

Transfer from Debt Service	\$	56,655.00
June 30, 2020 Cash Balance	\$	609,451.26

Manns questioned whether revenues met projections and Auditor Bastin stated they did. A motion was made by Commissioner Snyder to approve July financials as presented. Commissioner Foley seconded the motion, which carried 4-0.

IV. Approval of Claims:

Eagle Valley Allocation Area TIF Fund 4403

Manns Consulting, LLC	\$ 1,736.00
VanLeeuwen Law, LLC	\$ 1,262.50
Johnson County REMC	\$ 563.67
Menards	\$ 203.92
Morgan County Regional Sewer District	\$ 6,000.00
Rural King/Deere Financial	\$ 24.41
Hoosier Times	\$ 29.20
Total	\$ 9,819.60

Manns noted the payment to the Regional Sewer District is part of the agreement with them for an annual disbursement. She also noted Johnson County REMC has been changed to the Sewer District's name and the Commission's bills should be ending soon.

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

Eagle Valley Bond & Interest Fund 4405	
Bond Principal	\$ 335,000.00
Bond Interest	\$ 73,700.00
Eagle Valley Debt Service Fund 4406	
Transfer to Bank of New York	\$ 56,655.00
SRF Loan Construction Account	
BLN	\$ 12,056.00
Reed & Sons Construction, INC.	\$ 130,484.00
Total	\$ 142,540.00

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

V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Manns provided the written update on behalf of Brian Bullock:
- WWTP – All punch list items have been completed. Graves has provided hard copies of the O & M manuals to the sewer district. However, we are still waiting on electronic copies as well as some testing reports to close out the project. As-builts have been provided to BLN and we have made the completed the CAD Record Drawings. Once we have the remaining items, we will provide all digital records to the RDC.
 - Collection System – Graves had been working on final grading and seeding in yards. There are a couple customer complaints that they still have to resolve. There are two individual valve vaults that need to be installed where property owners have now requested them. This are only the valves and not the actual grinder pumps. The sewer extension along Waverly Road to Central Ave needed in order to hook up the old fire station and properties the school is purchasing is still on-going. We received the county road permit but still waiting on the IDEM permit.
 - Bargersville – Design and soil borings are in the process of being done for the force mains coming to the plant. I am not sure how the negotiations with the Town and the RSD are proceeding.

Commissioner Foley asked the update on the conversations with Bargersville. Commissioner Hale noted the conversations are continuing and are going well.

B. Legal Update

- a. Attorney VanLeeuwen said she has the dedication drafted and is awaiting information from Commissioner Hale to finish the dedication in order to get the plat recorded. Commissioner Hale stated he envisions the road eventually being a county road and wants to provide easements to the Regional Sewer District and Wallace Construction. Commissioners Sprinkle and Elliott asked the timing of completion and recording which Commissioner Hale and Attorney VanLeeuwen said should be in advance of the next meeting.
- b. Attorney VanLeeuwen also shared she'll be on maternity leave at the end of the year and will not be in-person in November and December, returning January 2nd.
- C. Economic Development Update –
 - a. Manns shared the One Western Region partnership with Hendricks County call did not happen this month due to the Fourth of July holiday.
 - b. Manns met with Commissioner Adams to discuss economic development opportunities.
 - c. Manns met with Surveyor Brock on progress in the Monrovia area and beyond.
 - d. Commissioner Hale discussed the READI initiative. Morgan County partnered with Johnson County. In all, 18 regions submitted applications, 5 of which were from Central Indiana. The team has multiple calls remaining this week. Commissioner Hale is looking at projects including Harrison Township, Maple Turn and the overall White River Corridor/I-69.

VI. Other Business

- A. Waverly Park Update – Commissioner Hale presented an update on Waverly Park.

VIII. Adjournment: Motion to adjourn received a second and was approved 4-0.

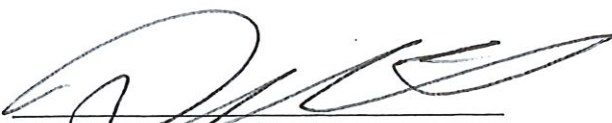
IX. Next meeting: The RDC noted the next meeting of the Commission will be August 9, 2021, at 8:30 a.m.

Respectfully submitted by:

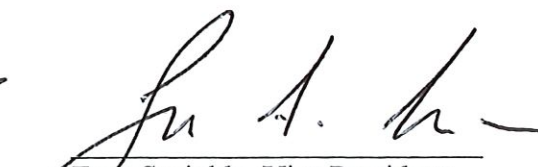
Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

The July 12, 2021 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 9th day of August, 2021.



Daniel Elliott, President

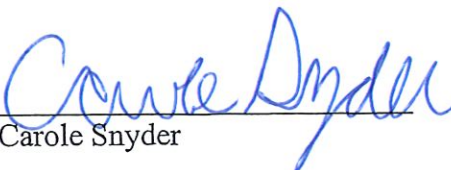


Troy Sprinkle, Vice President

Ralph M. Foley, Secretary



Kim Merideth



Carole Snyder