

# **MORGAN COUNTY REDEVELOPMENT COMMISSION**

## **September 13, 2021— Meeting Minutes**

The Morgan County Redevelopment Commission met on September 13, 2021 at 8:30 am 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, Troy Sprinkle, Ralph Foley 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. Annual Report:** Jason Semler of Baker Tilly presented the Annual Report to the Commission and the underlying taxing units.

**III. Reading and Approval of the Minutes:** Commission meeting minutes from August 9, 2021 were reviewed. Commissioner Snyder made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion, which carried 4-0.

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

### **Henderson Ford Interchange TIF Fund #4401**

August 31, 2021 cash balance	\$	418.48
------------------------------	----	--------

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

August 31, 2021 cash balance	\$	44.80
------------------------------	----	-------

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

#### **Expenses**

Professional Services	\$2,986.00	
Waverly Park Development	\$284.13	
Utilities	\$541.56	
Waverly Sewer System	\$3,092.36	
Dues and Subscriptions	\$25.00	
July 31, 2021 Cash Balance	\$	1,440,123.36

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

#### **SRF Loan Construction Account**

August 31, 2021 Balance	\$	220,692.00
September Disbursement Request Form #66 (BLN)	\$	12,917.00
Balance After August Disbursements	\$	207,775.00

#### **SRF Loan Debt Service Reserve Account**

**August 31, 2021 Cash Balance**

**\$ 609,451.26**

Commissioner Foley made the motion to accept the financials as presented. Commissioner Snyder seconded the motion which carried 4-0.

**V. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403

Manns Consulting, LLC	\$ 1,736.00
VanLeeuwen Law, LLC	\$ 812.50
Johnson County REMC	\$ 512.29*
BLN	\$ 1,600.00
Menards	\$ 164.58
Wallace Construction	\$23,904.32

**Total \$ 28,729.69**

Manns noted she has reached out to Johnson County REMC regarding the bill and how much longer the bill will continue.

\*After the meeting, Manns was contacted by Johnson County REMC and was told **not** to pay this months bill as it will be reverted to the Morgan County Regional Sewer District. That makes the months total \$28,217.40.

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

SRF Loan Construction Account

BLN #66 \$ 12,917.00

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

**V. Reports To The Redevelopment Commission**

A. Waverly Sewer Update – Manns provided update per Bullock:

- a. The sewer extension along Waverly Road to Central Avenue is now complete including pavement restoration. Reed is still supposed to be installing two service valve vaults along the new force main. We are waiting on signed easements before they can do that. Other than that, they just have a couple yards to finish cleaning up. We have also been working with Aqua and Graves to address some warranty items at the plant. Repairs have been made to the chemical feed pump and the mixers.
- b. Commissioner Elliott noted the project came in under budget and there could be potential to reallocate those funds within the project to make enhancements.

B. Platting Update – Attorney VanLeeuwen worked with Commissioner Foley on the Deed of Dedication. It ensures the Commission will maintain the road. It was requested that Attorney VanLeeuwen get a contract for snow removal from Wallace Construction.

C. Legal Update

a. No legal update.

D. Economic Development Update –

a. Manns noted her work with Baker Tilly on the Annual Report and coordination with invitations to the underlying taxing units. She also noted the ongoing work with the One Western Partnership and the additional need for legal assistance from Lisa Lee of Ice Miller.

**VI. Other Business**

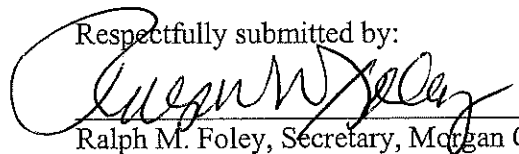
A. Waverly Park Update – County Commissioner Hale provided a Waverly Park update.

B. Manns shared she will be going before the County Commissioners on September 20<sup>th</sup> to discuss broadband.

**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 October 18, 2021, at 8:30 a.m.


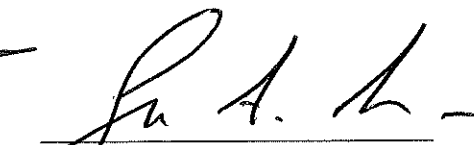
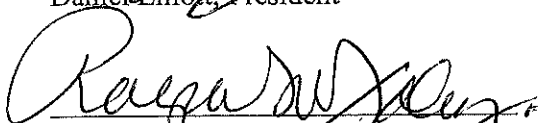
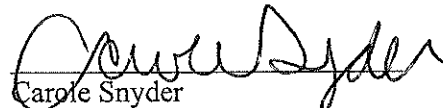
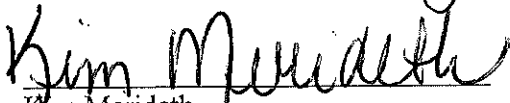
Respectfully submitted by:



Ralph M. Foley, Secretary, Morgan County RDC

**APPROVAL OF THE MINUTES**

The September 13, 2021 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the October 18, 2021.

  
Daniel Elliott, President  
Troy Sprinkle, Vice President  
Ralph M. Foley, Secretary  
Carole Snyder  
Kim Merideth