

MORGAN COUNTY REDEVELOPMENT COMMISSION

April 5, 2019 — Meeting Minutes

The Morgan County Redevelopment Commission met on April 5, 2019, at 8:30 am at the Morgan County Administration Building, Martinsville.

I. Roll Call: On the call of the roll the following Commissioners were shown to be present: Daniel Elliott, Norman Voyles, Troy Sprinkle, and Carole Snyder. Ralph Foley was not present. Also present were Mike Cline of Beam, Longest and Neff, Kenny Hale, Erick Acker and Rodric D. Bray, Attorney for the Morgan County Redevelopment Commission.

II. Reading and Approval of the Minutes: Troy Sprinkle noted one correction to be made in the name of Roll Call. The Redevelopment Commission approved minutes from January and February 2019 Redevelopment Commission meetings. Norman Voyles motioned to approve the minutes. Troy Sprinkle seconded the motion. Each motion passed by a vote of 4-0.

III. Financial Report: Dan Bastin gave the Financial Report. The report was approved by a motion made by Carole Snyder and a second by Norman Voyles. The motion was passed by a vote of 4-0. Dan Bastin informed the Redevelopment Commission that if the RDC wanted to appropriate \$203,395.80 to the Waverly Greenway Park Project, a formal request needs to be made to Morgan County Counsel. Troy Sprinkle made a motion to go in front of the Morgan County Council for this request. Motion was seconded by Carole Snyder. Motion passed by a vote of 4-0. Dan Bastin also mentioned that the Bond Anticipation Note that the RDC currently has matures and will have to be paid on or before January 15, 2020.

Financial report as set forth below.

2019-Operating Fund (Redevelopment Fund #4913).

Mar.1, 2019 cash balance	\$ 0.00
Mar. Revenue	\$ 0.00
Mar expenses	\$ 0.00
March 31, 2019, ending	\$ 0.00

Henderson Ford Interchange TIF Fund #4401

Mar 1, 2019 cash balance	\$ 418.48
Mar. revenue	\$ 0.00
Mar expenses	\$ 0.00
Mar 31, 2019 balance	\$ 418.48

Waverly Allocation Area TIF Fund #4402:

Mar1, 2019 cash balance	\$ 44.80
Mar. revenue	\$ 0.00
Mar. expenses	\$ 0.00
Mar 31, 2019 balance	\$ 44.80

Eagle Valley Allocation TIF Fund # 4403:

Mar 1. 2019 cash balance	\$577,509.30
Mar . revenue	\$ 0.00
Mar. expenses	\$ 0.00
Mar 31, 2019 balance	\$577,509.30

Old Morgantown Road TIF Fund #4404:

Mar 1, 2019 cash balance	\$ 0.00
Mar.-revenue	\$ 0.00
Mar. expenses	\$ 0.00
Mar 31, 2019 balance	\$ 0.00

Redevelopment Commission BAN Capital Fund #4917

Mar 1, 2019	\$484,320.50
Mar Revenue	
Mar.-Expenses	\$ 37,022.96
Mar 31, 2019 balance	\$447,297.54

March 31, 2019, Unrestricted cash balance for all RDC funds: **\$1,025,270.12**

Redevelopment Commission Bond and Interest Fund #4604

Mar. 1, 2019	\$0.00
Mar Revenue	\$0.00
Mar.-Expenses	\$0.00
March 31, 2019 balance	\$0.00

RDC Debt Service Reserve Fund (#4605)

Mar 1, 2019	\$382,828.26
Mar revenue	\$ 0.00
Mar expenses	\$ 0.00
Mar 31, 2019 balance	\$382,828.26

Redevelopment Commission BAN and Interest Fund #4606

Mar 1, 2019	\$18,020.00
Mar.-Revenue	\$ 0.00
Mar.-Expenses	\$ 0.00
March 31, 2019 balance	\$ 18,020.00

March, 2019 Cash balance for all funds **\$1,426,118.38**

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

Waverly Park Development Appropriation

Mar 31, 2019. Currently no money is appropriated. The Council has the ability to appropriate \$203,395.80 without a new agreement with the RDC.

IV. Approval of Claims:**Section 1: RDC BAN Capital Fund Claim**

Beam Longest & Neff \$ 36,219.32

Norman Voyles made a motion to approve the claim. Troy Sprinkle seconded the motion and motion passed by a vote to 4 to 0

Section 2: EAGLE VALLEY ALLOCATION AREA TIF FUND Claim

Alexander Insurance Agency \$ 200.00

Troy Sprinkle made a motion to approve the claim. Carole Snyder seconded the motion and motion passed by a vote of 4 to 0.

V. REPORTS

A. 2018 ANNUAL REPORT

Dan Bastin presented the 2018 Annual Report required by State Statute to be prepared and approved and sent to the Department of Local Government of Finance. Carole Snyder made a motion to approve the 2018 Annual Report; Norman Voyles seconded by motion. Motion was approved by a vote of 4-0.

B. IDEM DEFICIENCY REPORT

Mike Cline of Beam, Longest, and Neff indicated that the Sewer Project application received some deficiency notices from IDEM - approximately twelve (12) deficiency notices. Mike Cline indicated all of these were minor in nature and should be able to answered and resolved before the May RDC meeting.

C. Waverly Sewer Project.

Mike Cline indicated that the application for the State Revolving Fund is proceeding. It is necessary that letter of intent or inter-local agreement be prepared and executed between the RDC and the sewer district to show exactly how the responsibilities are being divided. Mike Cline has contacted Ice Miller with regard to this letter and they have begun some work on it.

Mike Cline indicated the timeline remains unchanged for the sewer project. He anticipates bids being opened in June 2019; the contract would be awarded in July, 2019 with construction beginning in August of 2019.

D. WAVERLY GREENWAY/PARK PROJECT:

Kenny Hale gave a report on the Waverly Park. He indicated the Board was finalizing its 2019 priority list. Among the items expected to be a top priority are completion of Restroom facilities, completion of the Playground area and the construction of a log cabin which is apparently on the property but has not been reconstructed. He also he indicated he was working on some issues with the Waverly trail, which has experienced frequent flooding.

E. OTHER BUSINESS

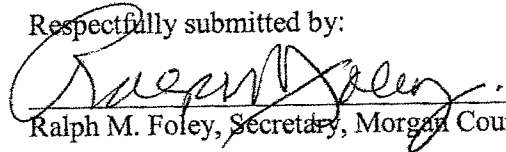
The Commission continued the discussion about a potential arrangement or agreement with the Johnson County and the provision of sewer services. It was discussed that a letter of intent can be prepared either between the RDC and Johnson County and/or the MCRSD and Johnson County to formalize the intent to reach an agreement to provide sewer service in the area of Morgan County and Johnson County. Troy Sprinkle made a motion to ask legal counsel to begin this process. Norman Voyles made a second of the motion. Motion passed by 4-0. There was also discussion about how that agreement would mesh with the progress of the MCRSD sewer system in the Waverly area. This discussion seem to conclude that it would be easier to move forward and complete the current sewer project and then reach a an agreement with Johnson County as to how to provide service to that area as well

F. MORGAN ECONOMIC DEVELOPMENT COMMISSION: NO REPORT

VI. Adjournment: Meeting adjourned at 9:12 a.m.


VII. Next Meeting: The RDC noted the next meeting of the Commission will be May 3, 2019 at 8:30 am.

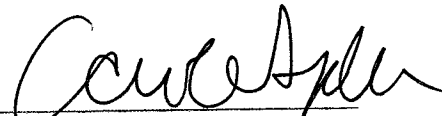
Respectfully submitted by:

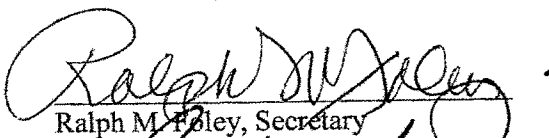

Ralph M. Foley, Secretary, Morgan County RDC

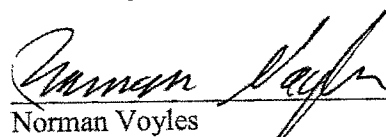
APPROVAL OF THE MINUTES

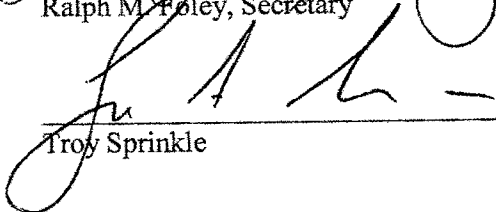
The April 5, 2019, meeting of the Morgan County Redevelopment Commission was duly approved by the Commission on the 3rd day of May, 2019.


Daniel Elliott, President


Carole Snyder, Vice President


Ralph M. Foley, Secretary


Norman Voyles


Troy Sprinkle