MORGAN COUNTY REDEVELOPMENT COMMISSION

June 7, 2019 — Meeting Minutes

The Morgan County Redevelopment Commission met on June 7, 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: Norman Voyles, Troy Sprinkle, Carole Snyder and Ralph Foley were present. Daniel Elliott arrived at approximately 8:45 a.m. Also present were Mike Cline and representatives of Beam, Longest and Neff, and Rodric D. Bray, Attorney for the Morgan County Redevelopment Commission.

II. Reading and Approval of the Minutes: Norman Voyles made a motion to approve the minutes for May 3, 2019. Troy Sprinkle made a second to the motion. 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 Norman Voyles and seconded by Ralph Foley. The motion was passed by a vote of 4-0.

Financial report as set forth below.

2019-Operating Fund (Redevelopment Fund #4913).

May .1, 2019 cash balance	$	0.00
May Revenue	$	0.00
May expenses	$	0.00
May 31, 2019, ending	$	0.00

Henderson Ford Interchange TIF Fund #4401

May 1, 2019 cash balance	$	418.48
May revenue	$	0.00
May expenses	$	0.00
May 31, 2019 balance	$	418.48

Waverly Allocation Area TIF Fund #4402:

May 1, 2019 cash balance	$	44.80
May. revenue	$	0.00
May expenses	$	0.00
May 31, 2019 balance	$	44.80

Eagle Valley Allocation TIF Fund # 4403:

May 1. 2019 cash balance	$	577,294.30
May revenue	$	0.00
May expenses	$	0.00
May 31, 2019 balance	$	577,294.30

Old Morgantown Road TIF Fund #4404:

May 1, 2019 cash balance	$	0.00
May revenue	$	0.00
May expenses	$	0.00
May 31, 2019 balance	$	0.00

Redevelopment Commission BAN Capital Fund #4917

May 1, 2019	$411,078.22
May Revenue	000.00
May Expenses	$ 53,459.72
May 31, 2019 balance	$357,618.50

May 31, 2019, Unrestricted cash balance for all RDC funds: *$935,376.08*

Redevelopment Commission Bond and Interest Fund #4604

May . 1, 2019	$0.00
May Revenue	$0.00
May Expenses	$0.00
May 31, 2019 balance	$0.00

RDC Debt Service Reserve Fund (#4605)

May1, 2019	$382,828.26
May revenue	$ 0.00
May expenses	$ 0.00
May 31, 2019 balance	$382,828.26

Redevelopment Commission BAN and Interest Fund #4606

May 1, 2019		$18,020.00
May.-Revenue	$	0.00
May Expenses		$ 0.00
May 31, 2019 balance		$ 18,020.00

May 2019 Cash balance for all funds ***$1,336,224.34***

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

Waverly Park Development Appropriation Needs appropriation

The County Council appropriated these funds to the RDC at its meeting on June 3, 2019. These funds will show up on next month's financial statement.

IV. Approval of Claims:

Section 1: RDC BAN Capital Fund Claim

Beam Longest & Neff $ 17,711.62

Norman Voyles made a motion to approve the claim. Troy Sprinkle moves to second the motion. Motion passed by a vote to 4 to 0.

Section 2: Eagle Valley Allocation TIF Fund

First Financial Wealth $ 750.00

Ralph Foley made a motion to approve this claim. Norman Voyles provided a second for this motion. Motion passed by a vote of 4 to 0.

V. REPORTS

A. ANNUAL REPORT TO TAXING UNITS PURSUANT TO I.C. 36-7-25-8

Rodric Bray, attorney for the RDC introduced this agenda item. Pursuant to a new Indiana statute, the Redevelopment Commission is required to present certain information to the taxing units affected by the Redevelopment Commission. Notice of the hearing was sent to all of the taxing units affected on May 30, 2019. Dan Bastin gave the report discussing for each allocation area the name, date, time, and place of the presentation, the taxing units affected by the allocation area, the 2019 budget for the allocation area, long term plans for each allocation area, as well as the impact of the allocation area on the existing taxing units. No representatives from the taxing units were present at the meeting.

B. DETERMINATION OF THE 2019 PAY 2020 PERCENTAGE OF CAPTURED ASSESS VALUE INCREMENT

Rodric Bray introduced this agenda item to the RDC. Each year by June 15th, the RDC is required to make a finding as to what captured assessed value would be entitled to pass through to the other taxing units, if any. The attorney presented Resolution 2019-6-7. This resolution found that no captured assessed value would be passed through to the other taxing units at this time based upon the anticipated income and expenses of the Redevelopment Commission. It is anticipated in future years when the Eagle Valley Indianapolis Power and Light Plant is paying its full complement of property taxes some assessed value will be passed through to the other taxing units. Ralph Foley made a motion to approve Resolution 2019-6-7. Carole Snyder provided the second for the motion. Motion passed by a vote of 5-0.

C. WAVERLY SEWER PROJECT

Mike Cline gave a summary of the Waverly Sewer Project. He first indicated he received verbal approval from IDEM to proceed with the project. They are also moving forward with the SRF loan application. The current plan is to open bids at the August 9, 2019 Redevelopment Commission meeting. The Redevelopment Commission discussed the size of the project. Mike Cline indicated two (2) sizes had been designed. A wastewater treatment facility with a 30,000 gallon per day capacity and another with a 60,000 gallon per day capacity. Mike Cline reminded the commission that the wastewater treatment facility cost for a capacity of 30,000 gallon per day capacity was $2,000,000, while a waste water treatment facility with a 60,000 gallon per day capacity would be only an additional $200,000. Mike Cline also discussed the casing pipe to be placed under I-69. The original plan was to place this pipe under I-69 at Waverly Road to access a Morgan County TIF district on the East side of what is now Highway 37. Several other utilities are trying to go under I-69 at this same location; the Morgan County Regional Sewer District is approximately fifth in line. For that reason, Mike Cline discussed a possibility of moving the casing pipe to Whiteland Road. The advantage to Whiteland Road is that it would provide easy access to a Fair Oaks Subdivision which is currently using septic systems. In addition, it provides easy access to Morgan County land from there North toward SR 144. It is anticipated that Bargersville, or a developer, will provide a road from 144 South to this area. If that occurs, having a sewer system in the area would provide great potential for economic development. This is not currently contracted for in the current contract with Beam,

Longest, and Neff. Mike Cline indicated Beam, Longest, and Neff would build this design project at an hourly rate. He estimated the cost would be in the area of $20,000. Ralph Foley made a motion to allow Beam, Longest, and Neff to begin the engineering for the casing pipe to go under Whiteland Road. Carole Snyder made a second to that motion. Motion passed 5-0.

Second, Mike Cline discussed the land where the Wastewater Treatment Facility would be constructed. It is currently an active quarry. The Redevelopment Commission owns the real estate. However it has leased to R and R Properties. Mr. Cline's concern is if equipment and trucks are in the roadways in the construction area when vendors come to view the project for purposes of developing a bid,, the potential contractors would increase the price of the project due to a concern they would have to work around all the trucks and equipment in the area. Daniel Elliott mentioned the lease is currently coming to an end and it might be a good idea to renegotiate the lease and to put in an obligation to keep the roadways and construction site clear. The Redevelopment Commission will try to obtain a lease to review and work toward that direction. Even if it is not appropriate to do a lease at this time, an effort will be made to discuss this with R and R Properties so they can keep the trucks and equipment out of the roadways and off the construction site. The prebid meetings should start by August 1, 2019. So the area should be cleaned up on or before July 31, 2019.

Mike Cline indicated the intergovernmental agreement between RDC and the sewer district is not yet completed. In the event that the Sewer District does not enter into an agreement, he provided some options for the RDC to proceed with this project. In one area there are approximately four houses and a church that could be used as the residential parts of the property for purposes of the SRF loan. In addition, using the mobile home park in Johnson County could be used for the same purpose. The RDC felt as though an agreement would be reached with the Regional Sewer District. However, there is a real interest in continuing discussions with Johnson County to pull in parts of Johnson County including the mobile home park into this project.

Finally, Mike Cline indicated that INDOT would be obtaining a portion of North Waverly Park Road as it heads North on to 144. Because INDOT will have control of that road they require this project to have a bond to put in the main sewer line. For that reason he suggested we obtain a right of way easement for the sewer line from the county prior to INDOT taking control. The Redevelopment Commission agreed to work in that direction.

D. Waverly Greenway/Park Project: NO REPORT

E. MORGAN ECONOMIC DEVELOMENT COMMISSION: NO REPORT

VII. Adjournment: Meeting adjourned at 9:35 a.m.

VIII. Next meeting: The RDC noted the next meeting of the Commission will be July 12, 2019, at 8:30 a.m.

Respectfully submitted by:

Ralph M. Foley, Secretary, Morgan County RDC

APROVAL OF THE MINUTES

The June 7, 2019, meeting of the Morgan County Redevelopment Commission was duly approved by the Commission on the 12th day of July, 2019.

Daniel Elliott, President

Carole Snyder, Vice President

Ralph M. Foley, Secretary

Norman Voyles

Troy Sprinkle