

## **MORGAN COUNTY REDEVELOPMENT COMMISSION**

### **November 9, 2020— Meeting Minutes**

The Morgan County Redevelopment Commission met on November 9<sup>th</sup> at 8:30 am at the Morgan County Administration Building, Martinsville.

**I. Roll Call:** On the call of the roll virtually the following Commissioners were shown to be present: Norman Voyles, Carole Snyder, Troy Sprinkle. Daniel Elliott. Ralph Foley is not present.

**II. Reading and Approval of the Minutes:** October 2020 Minutes were reviewed. Norman Voyles made a motion to approve, Troy Sprinkle second. Motion passed by a vote 4-0.

**III. Financial Report:** Dan Bastin provided and read the financial report for October. The report was approved by a motion made by Troy Sprinkle and seconded by Carol Snyder. The motion was passed by a vote of 4-0.

Financial report as set forth below.

### **OCTOBER 2020**

Financial report as set forth below.

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

October 30, 2020 cash balance	\$	418.48
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#### **Waverly Allocation Area TIF Fund #4402:**

October 30, 2020 cash balance	\$	44.80
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#### **Eagle Valley Allocation TIF Fund # 4403:**

October 1, 2020 cash balance	\$	1,249,972.22
Professional Services	\$	5,592.70
November Claims	\$	10,627.00

<b>October 31, 2020 cash balance</b>	<b>\$</b>	<b>1,244,379.52</b>
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#### **Eagle Valley Bond & Interest Fund # 4405:**

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#### **Eagle Valley Debt Service Reserve Fund # 4406:**

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<b>October 31, 2020 cash balance All Funds</b>	<b>\$</b>	<b>1,244,842.80</b>
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#### **Econ Dev. LIT (Local Income Tax Econ Development Fund) (loan from County Council) (#1112)**

October 1, 2020	Appropriation Balance	\$	43,066.59
	Expenses	\$	16,742.85
<b>October 31, 2020</b>	<b>Appropriation Balance</b>	<b>\$</b>	<b>26,323.74</b>

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

**SRF Loan Construction Fund**

October 31, 2020 Balance	\$ 2,573,229.00
October Disbursement Request Form 42-43 Engineering 93% Complete	
Request Form #43 Reed & Sons Construction, Inc.	\$ 214,705.00
Treatment Plant 65% Complete	
Request Form #42 Graves Construction Services, Inc.	\$ 212,368.00
Balance After November Disbursements	\$ 2,146,156.00

**SRF Loan Debt Service November Fund**

October 31, 2020 cash balance All Funds	\$ 496,141.26
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**IV. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403	
Baker Tilly Municipal Advisors, LLC	\$ 6,325.00
Manns Consulting, LLC	\$ 1,736.00
VanLeeuwen Law, LLC	\$ 2,500.00
Morgan Insurance Group	\$ 66.00
<b>Total</b>	<b>\$10,627.00</b>

Carole Snyder made a motion to approve the Eagle Valley Claims. Troy Sprinkle seconded this motion. Motion passed by a vote of 4-0.

LIT (Local Income Tax) Economic Development Fund 1112	
Menards – Bloomington	\$ 172.42
Menards – Camby	\$ 1,245.49
Live Wire Consulting, Inc.	\$ 15,812.91
Tim Barnett	\$ 200.00
<b>Total</b>	<b>\$17,430.82</b>

Troy Sprinkle made a motion to approve the LIT Claims. Carole Snyder seconded this motion. Motion passed by a vote of 4-0.

SRF	
Reed & Sons Construction	\$ 214,705.00
Graves Construction Services	\$ 212,368.00
<b>Total</b>	<b>\$427,073.00</b>

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

**V. Reports To The Redevelopment Commission**

- A. Waverly Sewer Update – Brian Bullock, BLN
  - a. Progress is moving along: Project overall 65%. Mechanical equipment is 95% installed. Discussed the grant contributions to the overall cost. Projection of April for completion. The majority of the work will be completed in the winter.
- B. Economic Development Update – Not present Mike Dellinger, Morgan County Economic Development. Daniel handled the update. Looking to aiding Monrovia with utilities.
- C. Park Update – Kenny Hale. Has been completing substantial update projects. Restrooms are 99% complete. Receiving concrete cornhole gameset, game tables, etc. these were completed with grants. Maintenance projects are 95% complete. Trunk n Treat and Haunting at Waverly Park was well attended.

**VI. Legal Update**

- A. Wallace Construction present. RMR Lease working through the taxing issue. 14 parcels of land but not specifically designated as to which are included in the taxable area. Wallace Construction provided proof of payment on 2 of the tax parcels.

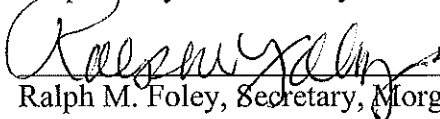
**VII. Other Business**

- A. Chelsey Manns – TIF Subcommittee met, we also had a meeting with Hendricks co attorney and Hendricks Co Economic Development District. Focusing in on Westpoint TIF on how to address that location for further development.

**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 December 14, 2020, at 8:30 a.m.

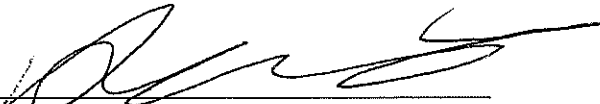
Respectfully submitted by:



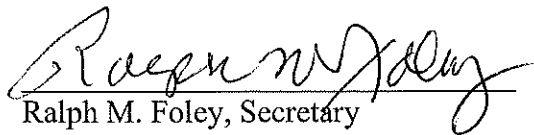
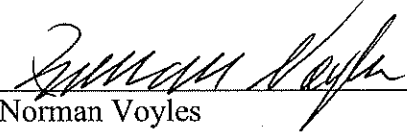
Ralph M. Foley, Secretary, Morgan County RDC

### APPROVAL OF THE MINUTES

The November 9, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 14<sup>th</sup> day of December, 2020.

  
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Daniel Elliott, President

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Carole Snyder, Vice President

  
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Ralph M. Foley, Secretary  
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Norman Voyles

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Troy Sprinkle