

## MORGAN COUNTY REDEVELOPMENT COMMISSION

### October 18, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on October 18, 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 and Kim Merideth. 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 September 13, 2021 were reviewed. Commissioner Merideth made the motion to approve minutes as presented. Commissioner Sprinkle seconded the motion, which carried 5-0.

**III. Financial Report:** The financial report was presented by Daniel Elliott.

**Henderson Ford Interchange TIF Fund #4401**

September 30, 2021 cash balance	\$	418.48
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**Waverly Allocation Area TIF Fund #4402:**

September 30, 2021 cash balance	\$	44.80
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**Eagle Valley Allocation TIF Fund # 4403:**

**Expenses**

Professional Services	\$4,527.50
Waverly Park Development	\$24,068.90
Waverly Sewer System	(\$3,092.36)

September 30, 2021 Cash Balance	\$	1,414,619.32
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**Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company**

**SRF Loan Construction Account**

September 30, 2021 Balance	\$	207,775.00
September Disbursement Request Form #67 (BLN)	\$	9,208.00
Balance After September Disbursements	\$	198,567.00

**SRF Loan Debt Service Reserve Account**

September 30, 2021 Cash Balance	\$	609,451.26
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Questions were raised regarding the credit on the Waverly Sewer System. County Auditor Bastin was not in attendance therefore no answer was provided. Commissioner Sprinkle made the motion to

approve the financials, requesting additional information from Auditor Bastin on the credit. Commissioner Foley seconded the motion which carried 5-0.

**IV. Approval of Claims:**

Eagle Valley Allocation Area TIF Fund 4403	
VanLeeuwen Law, LLC	\$ 950.00
Baker Tilly	\$ 9,080.00
Baker Tilly	\$ 379.00
BLN	\$ 4,050.00
BLN	\$ 400.00
Rural King/John Deere Financial	\$ 92.95
<b>Total</b>	<b>\$ 14,951.95</b>

Commissioner Snyder made the motion to approve the claims as presented. Commissioner Sprinkle seconded the motion, which carried 5-0.

SRF Loan Construction Account	
BLN #67	\$ 9,208.00

Commissioner Snyder made a motion to approve the claim as presented. Commissioner Merideth seconded this motion. Motion passed by a vote of 5-0.

**V. Reports To The Redevelopment Commission**

- A. Waverly Sewer Update – Manns provided update per Bullock:
- The single invoice for BLN this month is for completion of the as-builts and coordinating punch list and warranty items completion. The as-builts along with a number of other contract related items will be sent to you electronically. Bullock is just waiting on a couple items from the contractor. They are also working with the landscaper to install the new trees that is required per our IDNR permit which required a 1:1 mitigation.
  - At the WWTP, Graves and their suppliers have completed and are working to complete a couple minor punch list items. We are also looking at possible making some additional improvements to the plant since we came in under budget.
  - In the collection system, we have been working with Reed to completion punch list items which has included some additional clean up.
- B. Platting Update – The plat has been recorded in Morgan County. Manns noted there will need to be another plat completed and recorded on the Johnson County side in the future.
- C. Legal Update
- Attorney VanLeeuwen noted she will be on maternity leave with limited availability for the remainder of the year.
- D. Economic Development Update –
- Manns noted the ongoing work with the One Western Partnership and the additional need for legal assistance from Lisa Lee of Ice Miller.

- b. Manns noted she presented the County Commissioners with a request to pursue additional investigation on behalf of the Commission for the County regarding broadband readiness. The Commissioners approved her request and she'll be working with Josh Messmer and Mike Dellinger on those efforts. They have had a preliminary call with Commissioner Adams, Rush County officials who have made great headway and are beginning to form a plan.

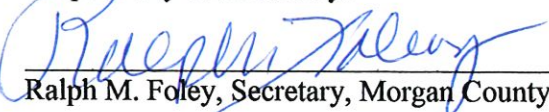
**VI. Other Business**

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

**VIII. Adjournment:** Motion to adjourn received a second and was approved 5-0.

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

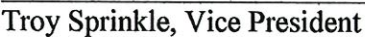
Respectfully submitted by:

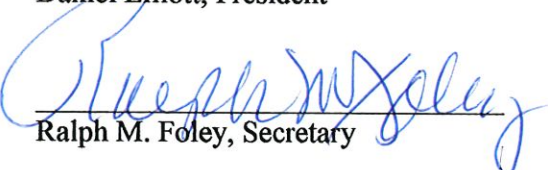
  
Ralph M. Foley, Secretary, Morgan County RDC

**APPROVAL OF THE MINUTES**

The October 18, 2021 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the November 8, 2021.

  
Daniel Elliott, President

  
Troy Sprinkle, Vice President

  
Ralph M. Foley, Secretary

  
Carole Snyder

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Kim Merideth