

MORGAN COUNTY REDEVELOPMENT COMMISSION

February 22, 2021— Meeting Minutes

The Morgan County Redevelopment Commission met on February 22, 2021 at 9:30 am at the Morgan County Administration Building, Martinsville and virtually.

I. Roll Call: On the call of the roll virtually the following Commissioners were shown to be present: Kim Merideth, Carole Snyder, Troy Sprinkle and Daniel Elliott. Dr. Jake Allen was present. Ralph Foley attended virtually.

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 January 11th and joint meeting minutes from January 29th were reviewed. Commissioner Snyder made the motion to approve minutes as presented. Commissioner Merideth seconded the motion, which carried 5-0.

III. Financial Report: Dan Bastin provided financial report for January prior to the meeting. Commissioner Elliott went through the financials which were as follows:

Henderson Ford Interchange TIF Fund #4401

January 31, 2021 cash balance	\$ 418.48
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Waverly Allocation Area TIF Fund #4402:

January 31, 2021 cash balance	\$ 44.80
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Eagle Valley Allocation TIF Fund # 4403:

Revenue

Wallace Construction Lease Payment	\$12,000.00
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Expenses

Bond Payment	\$67,665.63
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Professional Services	\$4,548.50
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Insurance	\$500.00
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January 31, 2021 Cash Balance	\$2,515,993.15
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Accounts Held in Trust by SRF Loan Trustee the Bank of New York Mellon Trust Company

SRF Loan Construction Account

January 31, 2021 Balance	\$ 1,336,654.00
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February Disbursement Request Form #50-51

Treatment Plant 92% Complete Request Form #50 Graves Construction Services, Inc.	\$ 117,704.00
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Collection System 93% Complete Request Form #51 Reed & Sons Construction, Inc.	\$ 19,451.00
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V. Reports To The Redevelopment Commission

- A. Waverly Sewer Update – Brian Bullock, BLN
 - a. Progress is moving along: We are still looking at a March/April completion. Commissioner Elliott requested we have a specific date set by the March meeting. A ribbon cutting was also discussed.
 - b. A request was made on behalf of the Mooresville Consolidated School Corporation (Waverly Schools) to extend the sewer main approximately 300 feet. The associated cost is approximately \$45,000 and there is money in contingency which could be used for the project. Commissioner Merideth approved the request as presented for an amount not-to-exceed \$45,000. Commissioner Sprinkle seconded the motion which carried 5-0.
- B. Regional Sewer District Agreement – Attorney VanLeeuwen
 - a. Attorney VanLeeuwen presented the update to the regional sewer district lease with an option to purchase as discussed at the joint meeting. She specified the amount of the purchase for \$2,963,000 is specifically for costs associated with the wastewater treatment plant itself and not the collection system or lines. After some discussion Commissioner Foley made the motion to approve the updated agreement as presented, contingent upon the survey. Commissioner Sprinkle seconded the motion, which carried 5-0.
- C. Legal Update –
 - a. Attorney VanLeeuwen discussed the need for bond counsel as we discuss changes to the Westpoint TIF arrangement and would like to bring in Lisa Lee of Ice Miller. Commissioner Elliott pointed out that Attorney Lee has represented the Commission previously, both at Westpoint as well as in the creation of the Eagle Valley TIF. Commissioner Sprinkle made the motion to approve the request to seek out and hire Attorney Lee of Ice Miller as bond counsel. Commissioner Snyder seconded the motion, which carried 5-0.
- D. Economic Development Update –
 - a. Manns discussed the meeting with One Western Partnership, the newly formed group between Morgan and Hendricks County officials regarding the development of Westpoint and the SR39/I-70 corridor. These meetings will continue monthly via zoom to push progress forward.
 - b. Manns also shared the 2021 priorities list.

VI. Other Business

- A. Park Update –
 - a. County Commissioner Hale provided an update on the parks and request for an additional \$88,000 to use for the 2021 calendar year at Old Town Waverly Park. Commissioner Snyder made the motion to approve the request for \$88,000 for the Old Town Waverly Park as presented. Commissioner Merideth seconded the motion, which carried 5-0.
 - b. A request was also made by County Commissioner Hale to provide funding for the hookup of the Delaney House and restrooms to the sewer. Brian Bullock of BLN estimated that amount should not exceed \$10,000. Commissioner Snyder made the motion to approve the request for the additional sewer hookups for the Delaney House

and the restrooms in an amount not-to-exceed \$10,000. Commissioner Foley seconded the motion, which carried 5-0.

B. County Council Repayment –

- a. Commissioner Elliott expressed his joy in and gratitude of the County Council for their advancement to help with startup costs for the Waverly Sewer Project. The County Council has provided the Commission with \$1,713,843.64 to date. Commissioner Snyder made the motion to repay the County Council in full. Commissioner Sprinkle seconded the motion, which carried 5-0.

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

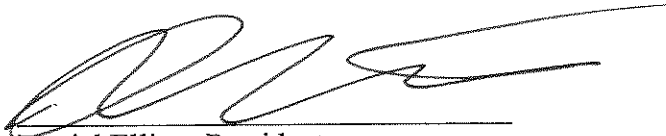
IX. Next meeting: The RDC noted the next meeting of the Commission will be March 8, 2021, at 8:30 a.m.

Respectfully submitted by:

Ralph M. Foley, Secretary, Morgan County RDC

APPROVAL OF THE MINUTES

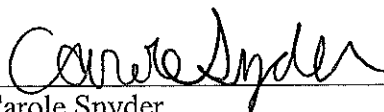
The February 22, 2020 meeting minutes of the Morgan County Redevelopment Commission were duly approved by the Commission on the 8th day of March, 2021.



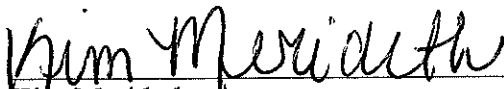
Daniel Elliott, President

Troy Sprinkle, Vice President

Ralph M. Foley, Secretary



Carole Snyder



Kim Merideth