

MEETING MINUTES
MONTGOMERY COUNTY REDEVELOPMENT COMMISSION
TUESDAY, APRIL 9, 2025

Call to Order – Chairman Ron Dickerson @ 11:00 am

Members Present and in Person:

Mr. Ron Dickerson; Mr. John E. Frey; Mr. Gary Booth; Mr. Brad Monts; Mr. Rex Ryker; and non-voting School Board Member Julie Hess.

Also present in person: Board Attorney Dan Taylor; County Administrator Tom Klein; Auditor Mindy Byers & Chief Deputy Auditor Jennifer Andel; and Commissioners Executive Assistant Lori Dossett.

Via Zoom: Jeff Peters-Financial Adviser & Engineer Ryan Pattenau.

Approval of Regular Meeting Minutes:

March 11, 2025

Mr. Frey moved to approve the minutes. Seconded by Mr. Monts. Motion carried 5-0 votes in favor.

New Business

CSX Facility Encroachment Agreement

The contract GradeX on the Nucor water line project will need to install the water line underneath facilities owned by the CSX. This agreement allows GradeX to complete the work. The insurance provisions will be provided by GradeX and the agreement will be ended after the project is completed and Indiana American Water assumes ownership of the water line. *Mr. Frey moved to approve the CSX Facility Encroachment Agreement. Seconded by Mr. Booth. Motion carried 4-0 votes in favor.*

Staff Report

Engineer Ryan Pattenau – Lochmueller – Mr. Pattenau stated that there remain 300' to 400' left to install not including the boring under CSX. The project is on schedule to be completed by the end of June, early July. He continued that the automated traffic control is now shorter in length and the sections are more isolated locations away from the Nucor plant entrance.

Nucor Road/136 Overpass project environmental document is with the federal government for review. The group has been given authority to hold a public hearing before the final approval is issued. Mr. Pattenau stated that he anticipates providing Jeff Peters with updated numbers for the project by the end of the week.

Purple Heart Parkway Extension project is wrapping up. The drainage issue at the east end intersection of Ladoga Road is being discussed with RQAW regarding design concerns.

Jeff Peters – Financial Advisor – Mr. Peters stated that they are continuing to work on the Nucor Abatement and Taxpayer Agreement. Mr. Peters added that with the current proposed legislative changes, he will do an analysis and provide a funding model to the board at the next meeting. The RDC has received a commitment of \$1.5 million dollars of READI 2.0 funds. The funds will not be available for several months which will create a cash flow issue. The RDC will need to request a loan from the County's General Fund until the READI 2.0 funds are received.

Treasurer Mindy Byers distributed the monthly report and stated the major expenditure was paid to GradeX.

Claims – Regular March - \$16,080.53 {See Attached}

Mr. Monts moved to approve the regular April claims in the amount of \$16,080.53. Seconded by Mr. Ryker. Motion carried 5-0 votes in favor.

Nucor Road Watermain Project - \$24,778.80 {See Attached}

Mr. Frey moved to approve the Nucor Road Watermain Project April claims in the amount of \$24,778.80. Seconded by Mr. Monts. Motion carried 5-0 votes in favor.

Adjournment

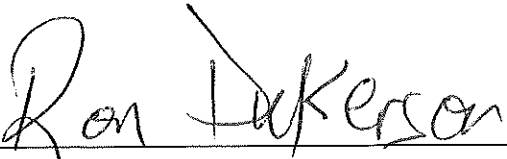
No further business to come before the Board, meeting adjourned at 11:19 am
Minutes prepared by Lori Dossett, Commissioners Executive Assistant
on behalf of Rex Ryker RDC Secretary.

The next meeting will be held on Tuesday, May 13, 2025 @ 11:00 am.

Respectfully Submitted,

Rex Ryker, Secretary

Approved this 13th day of March, 2025.



Ron Dickerson, President

Attest:

A handwritten signature in blue ink, appearing to read "Rex L. Ryker", is written over a horizontal line.

Rex Ryker, Secretary