

## MOORESVILLE REDEVELOPMENT COMMISSION

### MINUTES

Thursday, February 4, 2021 6:00pm

Mooresville Government Center

**Commission Members present:** Dustin Stanley, Brian Culp, Dana Heidenreich and Virginia Perry. School representative Dr. Larry Moore was also present. Ryan Taylor was present through Zoom. Redevelopment Commission Attorney Adam Steuerwald was present through Zoom. Project Manager Chelsey Manns was in attendance.

Commissioner Stanley called the meeting to order.

**Public Hearing on Nice-Pak Allocation Area:** No public comments were made. Commissioner Perry made a motion to close the hearing; Commissioner Culp seconded the motion, which carried 5-0.

**Confirmatory Resolution 2021-1-Nice-Pak Allocation Area:** Manns explained the resolution is part of the process to add the roughly 22 additional acres east of the creek to the original allocation area that was previously set out. Commissioner Perry represented the MRDC to the Mooresville Planning Commission. The planning commission and town council have both approved the resolution. Commissioner Perry made a motion to accept the resolution; Commissioner Culp seconded the motion, which carried 5-0.

**Presentation on potential refund of Tax Increment Revenue Bonds:** Jason Semler from Baker Tilly presented a proposal to refinance outstanding bonds. Low interest rates give the commission the potential to save \$60,000 per year in interest, which is nearly \$1 million over the life of the bonds. The commissioners instructed Semler to create a proposal with an underwriter to do the refinance.

**Minutes:** Minutes were presented from the January 5 Public Meeting with several corrections from Attorney Steuerwald. Commissioner Perry made the motion to approve the minutes as presented. Commissioner Culp seconded the motion, which carried 5-0.

**Financials:** Financials were provided by the Clerk-Treasurer's office. Commissioner Culp made the motion to approve the financials as presented. Commissioner Heidenreich seconded the motion, which carried 5-0.

**Mooresville Business Center Update:** Crider and Crider have not yet invoiced for final work on Merriman and Bethel Road projects, which is why the expected payments have not been paid.

The store front and glass on the front of the shell building have not been completed because of inclement weather. The roof is 80 percent complete.

Nice-Pak would like access to clear trees prior to closing on the property, which would allow them to start project immediately in April. Attorney Steuerwald said we are waiting on an agreement from Nice-Pak detailing which trees would be cleared.

Nice-Pak is going to hire a construction manager to manage the project.

**New Business:**

**High Street INDOT update:** Manns discussed a preconstruction meeting with INDOT, where it was revealed that a determination was made to install a stop light signal at the intersection of Monroe and High streets. INDOT will pay to install the light, but will ask the town to pay for extra to make the pole match the others in town. The commission agreed that Manns should get a quote to make the poles match.

**Legal/Managerial Update:** The town of Mooresville's contractor for the sewer contract is putting in the water main along Bethel Road. There has been a lot of coordination between Banning Engineering, Hill Water and the others involved.

Needs a quote to begin design of the stop light at Ind 67 and Merriman Road. Commissioner Culp made a motion to allow Manns to request a quote; Commissioner Perry seconded the motion, which carried 5-0.

Manns discussed going to design for Main Street to match Indiana Street from a schematic standpoint. The goal would be to design in the third quarter of this year so construction would begin in 2023 after work on High Street is completed in 2022. No decisions need to be made at this point.

Discussed potential cost savings in converting street lights in Mooresville to LEDs. Switching would save \$6,800 annually, but there is an up-front cost of \$112,920. A decision needs to be made soon so that the contractor switching out the poles for other communities can include Mooresville in the work. Failing to make the change will lead to the light bill being increased to \$75,000 annually at some point. Decision to do the project would be for the town make.

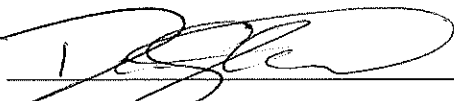
**Review of Claims:** The claims were presented in the amount of \$94,785.36. Commissioner Culp made the motion to approve the claims as presented. Commissioner Heidenreich seconded the motion which carried 5-0.

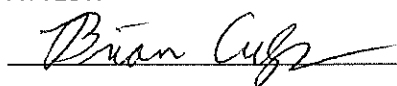
**For the Good of the Order:** Stanley informed the Commission that the town council is requesting help in paying for a traffic study on Ind. 267. The Commissioners discussed the timing of the study and questioned how much the town is asking to be contributed.

Commissioner Perry made a motion to ask the town to clarify the amount. Commissioner Culp seconded the motion, which carried 5-0.

The next meeting will be at 6 p.m. Thursday, March 4, 2021.

Commissioner Culp made the motion to adjourn. Commissioner Taylor seconded the motion, which carried 5-0.

  
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Chairman

ATTEST:  
  
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Secretary