

MOORESVILLE REDEVELOPMENT COMMISSION

MINUTES

Thursday, January 7, 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 absent. Redevelopment Commission Attorney Adam Steuerwald was present. Project Manager Chelsey Manns was in attendance.

Commissioner Stanley called the meeting to order.

Reorganization: Officers for the Mooresville Redevelopment Commission for 2021 were nominated and approved. Culp nominated Stanley to remain as president and Perry seconded the motion, which was approved 4-0. Culp nominated Perry as vice president and Stanley seconded the motion, which was approved 4-0. Perry nominated Culp as Secretary and Heidenreich seconded the motion, which was approved 4-0.

Minutes: Minutes were presented from the December 9 Public Meeting. Commissioner Culp made the motion to approve the minutes as presented. Commissioner Perry seconded the motion, which carried 4-0.

Financials: Financials were provided by the Clerk-Treasurer's office. Commissioner Perry made the motion to approve the financials as presented. Commissioner Culp seconded the motion, which carried 4-0.

Mooresville Business Center Update: Manns Discussed claims that were from work completed by Crider and Crider.

There is still a balance due of \$462,216.77. That is the retainage and additional things Crider has not billed for yet. The three items left are Haymaker Drive, Merriman Road and St Road 67 and Bethel Road. Those were three projects that add up to that amount

There is not that much work left to do. What is left is for the spring such as additional grading on the south side of Merriman near the new detention pond. Landscaping needs to be done along Ind. 67. Trees need to be planted and they need to address the seam along Merriman Road.

They will reheat and reseal the seam, but it needs warm days.

There is an additional payment due in January. Then will have a final bill in April or May after these items are completed.

Changer order: From infrastructure Systems Inc. It is the contractor the town hired for the sewer project. That project was bid in May. At the time Bethel Road was not complete. Now that it is complete, there are several drives we don't want to tear up by doing open cut installations.

The change order is \$11,092 is for the water project to bore under driveways to complete the water and sewer projects. Commissioner Perry asked by email what it would cost to do the open cut and replace

driveways. Banning did an estimate that it would cost \$19,618 to do the open cut for the sewer portion. To open cut for the water portion would be six figures.

Commissioner Culp made a motion to accept the change order. Heidenreich seconded the motion. Motion approved 4-0.

Shell Building update: The glass should be installed in January as well as the roof and the painting will take place in the spring when the weather is warmer, presumably in March.

Nice Pak update: Atty. Steuerwald discussed four-step process to finalize agreement, which creates TIF district just for Nice Pak. It started at the RDC, will be at the town council on Jan. 11 then to the plan commission and back to the RDC. Once the TIF is finalized, we will have all the bond procedures come through, but those are pretty much the town. Nice Pak is figuring out a couple things on the way they want them structured. Eventually we will close on the land simultaneously to the bond issue. That will be determined at a later date.

New Business:

High Street INDOT update: When we originally entered the contract, we agreed to pay up to \$1,130,000. For our portion of the project, which is new streetlights along High Street to match those on Indiana Street, a walking path on the north side of High Street and replacing portions of the sidewalk that INDOT will not be replacing. The project went out to bid in Dec. and the accepted bid came in lower. The bill we got was for \$916,301.55. That will be paid out of the 4-12 Gateway bond. That project is set to commence this spring. It is a 2-year project.

Manns Consulting Contract: Atty Steuerwald presented the contract proposed by Manns as well as a list of optional pay rates. The contract proposed by Manns was identical to the previous year. Steuerwald made some stylistic changes and changes to the scope of work. Added some items presented by Perry. Also clarified on schedule B that reimbursed expenses were only for fees put forth originally by Manns for the commission. Also emailed around the alternative version, which changed schedule B.

The alternative showed potential increases to the hourly amount. It was important to Manns that we stay at the \$80 an hour she had used to create the original contract.

The commissioners discussed the various options. As part of the discussion Perry made the suggestion that Culp should take and create meeting minutes on a regular basis to help decrease the hours Manns spends working for the commission. Culp agreed to take the minutes with Manns being a backup.

Manns stated that while her contract is for 11 hours per week she does not track the number of hours she works. She generally works "those hours and more."

Commissioner Stanley stated that he is confident Manns spends more than 11 hours per week, based on the amount of time she spends answering his questions and helping him with RDC business.

Commissioner Culp made a motion to accept the contract to compensate Manns at the rate of \$45,760 per year as presented and Commissioner Perry seconded the motion. The motion was approved 4-0.

Authorization to make commission president signatory for the full year: Commissioner Culp made a motion to name the president of the commission as signatory for decisions made by the council for the full year. Commissioner Heidenreich seconded the motion. Motion was approved 4-0.

Legal/Managerial Update: Attorney Steuerwald told the commission he will be monitoring the state legislature for bills that might affect the town.

Manns told the commission there have been 10 easements for the Mooresville Business Park that were recorded. On Dec. 22 Perry and Stanley met at the Mooresville Government center with Manns to sign the easements so they could be recorded. It cost \$175, which Manns paid herself and is being reimbursed for.

Review of Claims: The claims were presented in the amount of \$2,624,029.62. Manns explained there were several large payments due in December, which is why the amount was so large.

Commissioner Culp made the motion to approve the claims as presented. Commissioner Heidenreich seconded the motion which carried 4-0.

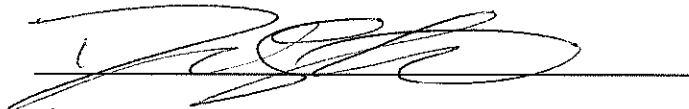
For the Good of the Order: Dr. Moore discussed his experiences as a contractor and related that the relationship between the commission and Manns is important.

Culp thanked Manns for all the help she gave in the previous year to a set of new commissioners.

Stanley suggested that the commission should say the pledge at the beginning of each meeting going forward. Perry agreed as did other members.

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

Commissioner Culp made the motion to adjourn. Commissioner Perry seconded the motion, which carried 4-0.



Chairman

ATTEST:



Secretary