

MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Thursday, January 5, 2023 6:00pm

Mooreville Government Center

Commission Members present: Brian Culp, Erin Pipkin, Ryan Taylor and Dana Heidenreich. Project Manager Chelsey Manns and School representative Jake Allen were also present. Redevelopment Commission Attorney Adam Steuerwald was absent.

Commissioner Taylor called the meeting to order and led the group in the pledge followed by an invocation by Commissioner Culp.

Reorganization: Commissioner Culp called for the Reorganization of the Redevelopment Commission for the 2023 calendar year. Commissioner Culp made the motion to appoint Ryan Taylor President. Commissioner Pipkin seconded the motion, which carried 4-0. Commissioner Heidenreich made the motion to appoint Brian Culp Vice President. Commissioner Pipkin seconded the motion, which carried 4-0. Commissioner Heidenreich made the motion to appoint Erin Pipkin Secretary. Commissioner Culp seconded the motion, which carried 4-0.

Public Hearing: Commissioner Culp made the motion to open the public hearing regarding the Plan Amendment. Commissioner Heidenreich seconded the motion, which carried 4-0. No comments were made. Commissioner Culp made the motion to close the public hearing. Commissioner Pipkin seconded the motion, which carried 4-0.

Confirmatory Resolution 2023-1 for Plan Supplement was presented. Manns stated this is the final step for the Plan Amendment Process. It first was approved via Declaratory Resolution by the Commission. It then went before the Plan Commission and Town Council before coming back to the Commission for a public hearing and consideration for the Confirmatory Resolution. She noted the two main projects of note in the plan were the police station fence project and the potential acquisition of land adjacent to the current fire station for a training facility. Commissioner Culp made the motion to approve Confirmatory Resolution 2023- as presented. Commissioner Heidenreich seconded the motion, which carried 4-0.

Minutes: Minutes were presented from the December 12th executive session and regular meeting. Commissioner Heidenreich made a motion to approve the minutes from both meetings as presented. Commissioner Pipkin seconded the motion, which carried 4-0.

Minutes were presented from the December 21st public meeting. Commissioner Pipkin made the motion to approve the minutes as presented. Commissioner Heidenreich seconded the motion, which carried 4-0.

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

Mooresville Business Center Update: Project Manager Manns shared she's been working with Banning Engineering, legal counsel and our real estate agents on matters regarding due diligence period. She also noted that in the claims is a claim from C&J Well Drilling which exceeded the estimate approved last month. The well on the property was larger than anticipated and hence had to use a hoist truck to remove the well. That is why the expense was much higher than anticipated.

Police Station Project Request: Police Chief Buckner was in attendance to request an amount not to exceed \$175,000 for the fence project around the police station. Commissioner Heidenreich made the motion to approve the request as presented. Commissioner Culp seconded the motion, which carried 4-0.

Manns Consulting 2023 Contract: Manns Consulting Contract for 2023 was presented. There was no change from the 2022 contract. Commissioner Pipkin made the motion to approve the contract as presented. Commissioner Culp seconded the motion, which carried 4-0.

Legal/Managerial update: No update.

Review of Claims: The claims were presented in the amount of \$630,284.13. Commissioner Culp made the motion to approve the claims as presented. Commissioner Pipkin seconded the motion, which carried 4-0. Manns did note the claims included the BOT payment for the shell building, the SRF payment for sewer bonds and bond payment.

The next meeting will be at 6 p.m. Thursday, February 2, 2023 at 6:00pm.

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

Chairman

ATTEST:



Secretary

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