

MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Thursday, April 4, 2025 6:00pm

Mooresville Government Center

Commission Members present: Greg Swinney, Brian Culp, Jarod Overton, Ryan Taylor and Erin Pipkin were present. Dr. Jake Allen was absent. Project Manager Chelsey Manns was present. Attorney Steuerwald was present.

Commissioner Taylor called the meeting to order and followed with the pledge and an invocation. He welcomed Commissioner Overton.

Minutes: Minutes were presented from the March 11, 2025 executive session and public meeting.

Commissioner Culp made a motion to approve the executive meeting minutes as presented.

Commissioner Pipkin seconded the motion, which carried 5-0. Commissioner Culp made the motion to approve the public meeting minutes as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

Financials: Manns apologized that the financials weren't provided in advance by the Clerk-Treasurer.

Commissioner Culp asked what the \$28 for clock repairs was for. Manns shared that was for Commissioner Overton's new name plate. Commissioner Culp made the motion to approve financials as presented. Commissioner Swinney seconded the motion, which carried 5-0.

New Business: Manns presented the April 15th report which is a snapshot of the previous years activities. She noted that new this year, the report must be presented to the fiscal body. Manns was on the April 1st agenda of the Town Council where it was presented. Manns shared Section F (I) (c) that was updated to \$2,100,000 as that's the outstanding portion due from TIF proceeds. She also noted that page two should reflect 2024 instead of 2023. Commissioner Culp made the motion to approve the report with the corrections mentioned. Commissioner Pipkin seconded the motion which carried 5-0.

Old Business:

Patel Property: Manns reported she's been working with Mike McCreary of Banning Engineering on the construction updates. Not much has happened yet in 2025 but there are quite a few things that will need to be addressed by the contractor.

Main Street: Manns shared there's not much of an update. There has been continued coordination with the Indiana American Water team regarding water design. It is still the intent to go out to bid in contract with Indiana American Water in August 2025.

Parks: No update.

Mooreville Business Center: Quotes for bushhogging were solicited and received. Parks Outdoor provided a quote of \$900 per session, Mike Hardin was \$1,812.50 per session and the third quote from Hilltop Farms wasn't received. That is for the parcels west of Haymaker Drive as well as behind the welcome sign. This is typically completed four times a year. Commissioner Culp made the motion to move forward with Parks Outdoor for bushhogging services. A second was made by Commissioner Overton, which carried 5-0.

Manns noted that Town Council President Warthen had contacted her regarding storage for the sewer expansion project. The request was to use the Haymaker Drive property. Manns is coordinating with the town's engineer regarding timing. She did request that the property be brought back to existing conditions after storage. Attorney Steuerwald did say that as an arm of the town, there are no legal requirements. Commissioner Swinney made the motion to approve the use of the Haymaker Drive property as storage for the town's sewer project. Commissioner Pipkin seconded the motion, which carried 5-0.

Legal/Managerial Update: Attorney Steuerwald shared he has not update but will not be at the May meeting.

Manns noted she's been working with Banning and Electric Plus regarding the East Main Parking Lot project which is underway.

Review of Claims: Claims were presented in the amount of \$79,616.55. Commissioner Culp made the motion to approve the claims as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

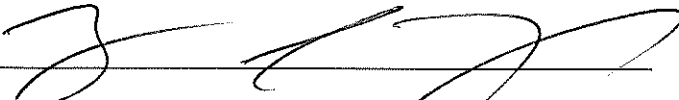
For the good of the order: Commissioner Overton shared his thoughts are with the people negatively impacted by the storms.

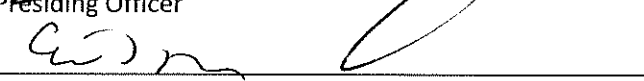
Commissioner Culp shared that Coffee with the County will be this coming Saturday.

Commissioner Culp also shared the annual report of the underlying taxing units will be at the May 1st meeting.

The next meeting will be at 6:00pm on May 1, 2025.

Commissioner Pipkin made the motion to adjourn. Commissioner Overton seconded the motion, which carried 5-0.



Presiding Officer


Attest