

MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Monday, August 18, 2025 6:00pm

Mooreville Government Center

Commission Members present: Greg Swinney, Jarod Overton, Erin Pipkin, Brian Culp and Ryan Taylor were present. Dr. Jake Allen was present. 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.

Opening of Bids: Bids for the Main Street project were opened and read:

1. Morphe Construction - \$8,378,070.00
2. Beaty Construction, Inc. - \$8,848,352.76
3. Crider & Crider - \$ 8,514,290.79
4. Rieth Riley - \$ 8,110,669.41
5. Milestone Contractors - \$ 8,306,000.00

Bids will be taken under advisement and reviewed by Banning Engineering. A recommendation will be made at the September meeting.

Commissioner Pipkin asked about the engineer's estimate. Manns shared the estimate was \$8,788,862.07. She also reminded everyone this is in contract with Indiana American (INAM) and as such, a portion of the project costs are INAM's. The engineer's estimate for INAM's portion was \$1,152,610.00.

Minutes: Minutes were presented from the July 8, 2025 public meeting. Commissioner Culp made a motion to approve the minutes as presented. Commissioner Swinney seconded the motion, which carried 5-0.

Financials: Financials were provided in advance from the Clerk-Treasurer's office. Commissioner Swinney asked about the \$60 bill from the Town of Mooreville. Manns shared that was for an electric permit for the new electric box for the lights in the parking lot on East Main Street. She shared her frustration regarding the town's stance on not waiving permit fee's for other governmental bodies. She stated she believes each body should still go through the entire permit process but when there isn't a true cost to the town, it should be waived. She shared there are instances, such as stormwater permits,

where the town uses an outside engineering firm to review. Those are true costs to the town and the body requesting the permit should cover those costs. Commissioner Swinney shared in the frustration.

Commissioner Pipkin made the motion to approve the financial report as presented. Commissioner Culp seconded the motion, which carried 5-0.

New Business: No update.

Old Business:

Patel Property: Manns noted she's continuing to work with Banning and was onsite for a pre-punch list meeting. She expect it to be completed within the next six to eight weeks with a formal punch list to follow.

Main Street: Mark Butler of Banning Engineering shared some updates regarding utility coordination. Most of the existing utilities are being relocated by their providers this fall. He also said that AES intends to keep the lights on Main Street for as long as possible, likely until eight weeks before construction begins.

He did say he was pleased with the bids received and expects to hold a public meeting in the October timeframe. Commissioner Culp asked if they would restart office hours and it was stated they would.

Legal/Managerial Update: Manns shared she was thrilled with the communication and work done by Electric Plus on the East Main Street parking lot. A last minute change was required by AES and Electric Plus came onsite and addressed the change without charging the Commission.


Commissioner Culp asked about SEA1 changes. Manns shared that Baker Tilly will be in attendance at the October 2nd meeting to provide the report to the underlying tax units and to provide projections.


Review of Claims: Parks Superintendent Phil Cornelius provided an update on the Pioneer Park project. Ground has been broken, and the first claim is included in the docket. Additionally, the parks department is the recipient of a 48 X 80 pole barn which is approximately a \$180,000 contribution. Commissioner Overton asked who from the parks department will be overseeing the project onsite. Cornelius said he would be the onsite contact. He reviewed the claims and ask the Commission pay the first installment in the amount of \$261,714.12. A motion was made by Commissioner Pipkin to approve the claims in full including the parks project claim in the amount of \$345,957.26. Commissioner Culp seconded the motion, which carried 5-0.

For the good of the order: Commissioner Overton shared the Churches in Mission annual dinner is August 21st. Commissioner Swinney shared his 50th class reunion is at 5 East in 2026. Erin Pipkin praised how awesome the Harris and Currens building turned out.

The next meeting will be Monday, September 8th at 6:00pm.

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



Presiding Officer


Attest