

MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Monday, September 8, 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 by Commissioner Culp.

Minutes: Minutes were presented from the August 18, 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. Commissioner Pipkin made the motion to approve the minutes as presented. Commissioner Culp seconded the motion, which carried 5-0.

Parks Update and Claims: Parks Superintendent Phil Cornelius was present to give an update on the construction progress to date. The pay app requested was in the amount of \$386,869.75. He also mentioned the pole barn that has been gifted to the park. Commissioner Pipkin made the motion to approve the claims in the amount of \$462,463.52. Commissioner Swinney seconded the motion, which carried 5-0.

New Business: No update.

Old Business:

Patel Property: Manns noted she's continuing to work with Banning on oversight. She said the contractors are working through an issue with Hill Water and will then address the punch list once that has been resolved.

Main Street: Mark Butler of Banning Engineering provided a written recommendation in addition to Indiana American stating that five bids were received and reviewed by both parties and they recommend without reservation the Commission award the bid for the total of \$8,110,669.41 to Rieth-Riley Construction Company. Commissioner Culp made the motion to award the bid to Rieth-Riley in the amount of \$8,110,669.41. Commissioner Overton seconded the motion, which carried.

Manns shared there was also a notice of award for execution.

Manns presented a utility agreement from by Indiana American for the water main replacement and in-contract agreement. She did share the amount in the contract is in excess of the bid amount and is seeking clarity from Indiana American. Commissioner Culp made the motion to approve the agreement with Indiana American subject to finalizing costs. Commissioner Pipkin seconded the motion, which carried 5-0.

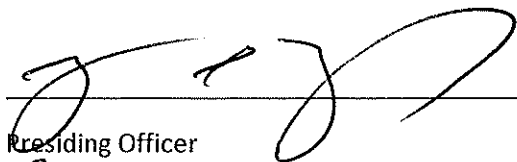
Legal/Managerial Update: Attorney Steuerwald shared the report to the underlying taxing units will be at the October 2nd meeting.


For the good of the order: Dr. Allen shared the Agri-Science Ribbon Cutting will be at 4:30 on September 9th.

Commissioner Culp expressed his excitement with seeing these projects come to fruition.

The next meeting will be Thursday, October 2nd at 6:00pm.

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



Presiding Officer


Attest