

## MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Thursday, October 2, 2025 6:00pm

Mooresville Government Center

**Commission Members present:** 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.

**Annual Report to the Underlying Taxing Units** – Jason Semler of Baker Tilly was in attendance to provide the annual report to the underlying taxing units. The slide deck is included.

**Minutes:** Minutes were presented from the September 8, 2025 executive session and public meeting. Commissioner Culp made a motion to approve the minutes as presented. Commissioner Pipkin seconded the motion, which carried 3-0.

**Financials:** Financials were provided. Commissioner Culp made the motion to approve the minutes as presented. Commissioner Pipkin seconded the motion, which carried 3-0.

**New Business:** No update.

### **Old Business:**

**Patel Property:** Manns shared she's been working with Banning and Attorney Steuerwald regarding a reoccurring sink hole on the new road. She's asked CTC for a warranty bond for the sink hole which they were open to. They are still working through a few items. There has been no punch list completed yet.

**Main Street:** A contract with Rieth Riley was presented for the main street project. Additionally, the RDC discussed a public meeting to discuss the construction timeline. Brew Link is open to hosting in their banquet room. The week of November 10<sup>th</sup> was discussed to host the meeting in the evening. Commissioner Culp made a motion to accept the contract with Rieth Riley pending legal review. Commissioner Pipkin seconded the motion, which carried 3-0.

**Legal/Managerial Update:** Attorney Steuerwald shared the new TIF handbook will be out before the next meeting.

Manns shared she did a walk through with Electric Plus and Banning Engineering for the East Main project. The project will be closed out. One issue to address during the Main Street project is that the conduit for street lights will need to be added as the plan set for East Main were vague.

**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 \$501,112.85.

Commissioner Pipkin made the motion to approve the claims in the amount of \$551,841.06.

Commissioner Culp seconded the motion, which carried 3-0.

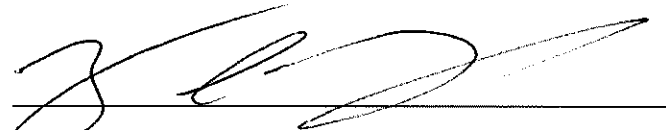
Cornelius also mentioned a trails master plan in which he was seeking a favorable recommendation from the Commission. The Commission shared its support for more trails.

**For the good of the order:** Dr. Allen said in the world of education, there's often a misconception of TIF districts and money. We understand we're all in this together and wanted to compliment the RDC for all they do to make Mooresville a better place.

Commissioner Culp expressed his excitement regarding pickleball.

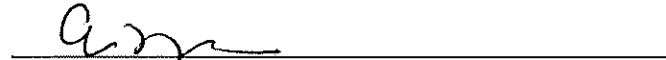
The next meeting will be Thursday, November 6, 2025 at 6:00pm.

Commissioner Culp made the motion to adjourn. Commissioner Pipkin seconded the motion, which carried 3-0.



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Presiding Officer



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Attest