

MOORESVILLE REDEVELOPMENT COMMISSION MINUTES

Thursday, December 4, 2025 6:00pm

Mooresville Government Center

Commission Members present: Erin Pipkin, Brian Culp, Greg Swinney, Jarod Overton 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.

Minutes: Minutes were presented from November 6, 2025 executive session and 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 Culp made the motion to approve the minutes as presented. Commissioner Pipkin seconded the motion, which carried 5-0.

New Business:

2026 Meeting Calendar: Manns presented the 2026 meeting calendar. The January meeting must deviate due to a holiday. January 7th was selected as the date. The remaining dates are the first Thursday of the month at 6:00pm. Commissioner Culp made the motion to approve the meeting calendar with the January meeting date being January 7th. Commissioner Swinney seconded the motion, which carried 5-0.

Old Business:

Patel Property: Manns shared the Warranty Bond has been presented to her and is pending legal review. The final retainage was presented and is in the docket for \$47,500.

Main Street: The public meeting at Brew Link had around 50 participants. Manns has met with a couple of business owners and had calls with others. The pre-construction meeting took place and went well. They are still working through maintenance of traffic and timing.

As exciting as this is for construction to begin, it is a scary time for business owners and we want to be cognizant of that.

She thanked Commissioner Pipkin for meeting with the news and the clip on Main in Motion.

Resolution 2025-2 and Agreement with the Mooresville Consolidated School Corporation: Attorney Steuerwald presented the commission with Resolution 2025-2 and an Agreement with the Mooresville Consolidated School Corporation regarding the funding of an education and training program. Dr. Allen talked about the Paxton Patterson program and that it will be available due to this grant for the 2026-2027 calendar year. Most 8th graders will all participate. Commissioner Swinney made the motion to approve Resolution 2025-2 and the agreement, directing the clerk treasurer to transfer funds once a fully executed document is received. Commissioner Overton seconded the motion, which carried 5-0.

Legal/Managerial Update: Manns presented an agreement between the Indiana Southern Railroad and the Commission regarding the town doing work within public right of way pertaining to Main Street. Commissioner Culp made the motion to approve the agreement. Commissioner Pipkin seconded the motion, which carried 5-0.

Parks Update and Claims: The building that was donated to the parks department is on site. They are awaiting a permit from the state before it can be erected. The claims for the Parks department is in the amount of \$433,461.59. Manns also asked that the Commission hold the CTC retainage invoice, pending legal review of the Warranty Bond.

The Commission contracted with Parks Outdoor to mow the Mooresville Business Center six times this year at a rate of \$900 per session. Manns noted they mowed seven times. The last two mows were a full month apart. After some conversation, the commission agreed to pay the final mowing but request it be tracked better next year.

Commissioner Culp made the motion to approve the claims in the amount of \$506,468.50, holding the CTC claim contingent upon legal review of the Warranty Bond. Commissioner Pipkin seconded the motion, which carried 5-0.

For the good of the order:

Commissioner Overton is so happy to see trades coming back to the schools. He also wanted to acknowledge Principal Elliott for being recognized as the Principal of the Year for District 9.

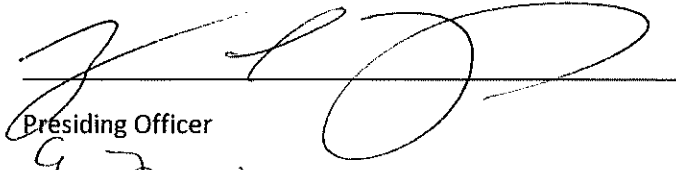
Commissioner Pipkin wanted to recognize town employees for all of their hard work, particularly during snow events.

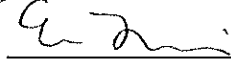
Commissioner Culp reminded everyone that 'Coffee with the County' is Saturday from 8:00-10:00 at Eremos.

Commissioner Taylor thanked the commissioners for another year on the Commission.

The next meeting will be Wednesday, January 7, 2025 at 6:00pm.

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



Presiding Officer


Attest