

Floyd County Redevelopment Commission

April 18, 2023

10:00 AM

I. Call to Order and Welcome

II. Roll Call of Members: Bob Woosley, John Schellenberger, Brad Striegel, Melanie Northup (remote), Director of Redevelopment Donald Lopp, and Attorney Justin Endres. Administrative Assistant/Clerk Teresa Plaiss, Rich Boling, Jeff McCaffrey were absent.

Amendment of the Agenda:

Mr. Schellenberger made a motion to add the following listed items to the agenda; Strand Contract, Aquatic Control and McAfee Farms. Motion was seconded by Mr. Striegel. Motion passed by a vote of 3-0.

III. Minutes and Claims

Mr. Schellenberger made motion to approve the minutes of March 21, 2023 and claims for April 18, 2023 as presented, seconded by Mr. Striegel. Motion carried by a vote of 3-0.

IV. Financial Report

- a. 1112 Fund – Economic Development
- b. 4933 Fund – Redevelopment Fund
- c. 4938 Fund – Revolving Loan Fund
- d. 9121 Fund – Highlander Point Edwardsville TIF

Mr. Lopp stated he has provided the Board with the financials for the month. (Report is on file with the minutes.)

V. Public Comment

No public was present.

VI. Old Business

- a. Discussion – Micro-Loan Schindler’s Garage

Mr. Lopp informed the Board the Mico-Loan to Schindler’s Garage is paid in full. All eight of the Micro-Loans have been paid.

- b. Discussion : Gateway Submission – Annual Report

Mr. Lopp stated the Annual Report which was due of April 15th was submitted in Gateway on April 12th, 2023.

VII. New Business

- a. Highlander Point Edwardsville Gateway TIF
 - i. Declaratory Resolution and Schedule

Mr. Lopp presented the Board with a draft of the Declaratory Resolution and schedule for the expansion of the Gateway TIF area.

b. Edwardsville School

i. Build Operate Transfer RFP and Schedule

Discussion only.

ii. Development Agreement

Chad Sprigler, Developer, was present to discuss the provisions in the development agreement. Mr. Sprigler addressed all the issues the Board questioned about the agreement.

Mr. Lopp stated he believes it would be best to have the final documents before making any decisions on the agreement.

c. Novaparke

i. Status update

Mr. Lopp informed the Board the Certificate of Occupancy for the Whistle Stop building should be released in the next few days. Mr. Lopp also stated a tour of Young Professionals were at the location last week and were very complimentary of the facility. More discussion followed.

d. Talent Attraction

i. Make My Move – Incentive Package

Discussion only.

e. McAfee Farms Lease Agreement

Mr. Lopp presented the Board with a lease agreement for farming the Mitch Property. The lease is \$1,900.00, paid in two installments.

Mr. Schellenberger made a motion to approve the lease agreement with McAfee Farms with Redevelopment being named as additional insured on the insurance certificate with the lease to begin April 1, 2023 thru December 31, 2023, seconded by Mr. Striegel. Motion carried by a vote of 3-0.

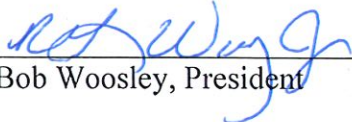
f. Strand Contract

Mr. Lopp stated INDOT has approached the Commissioners about working with them and developers to develop limited access US 150 between Lawrence Banet and Luther Roads, to install a traffic light and an entry into the adjacent properties. The Commissioners requested that Redevelopment take the lead on the project, as it is in the TIF District. The contract is in the amount of \$9,000.00. Mr. Schellenberger made a motion to approve the contract with Strand and to allow Mr. Woosley to sign outside of the meeting, seconded by Mr. Stiegel. Motion carried by a vote of 3-0.

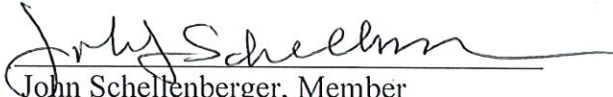
g. Aquatic Control Contract

Mr. Lopp requested the Board approve the contract with Aquatic Control for the maintaining the weed control for the pond at Novaparke in the amount of \$2,538.04 for the year. Mr. Schellenberger made a motion to approve the contract with Aquatic Control for the maintenance of the ponds, seconded by Mr. Striegel. Motion carried by a vote of 3-0.

VIII. Adjournment: With there being no further discussions, Mr. Schellenberger made a motion to adjourn, seconded by Mr. Striegel. Motion carried. Recorded time of adjournment was 11:15, A.M. Next regular meeting will be May 16, 2023 at 10:00 A.M unless otherwise notified



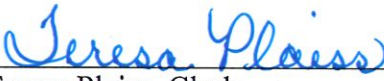
Bob Woosley, President



John Schellenberger, Member



Brad Striegel, Member

Attest: 

Teresa Plaiss, Clerk