

Floyd County Redevelopment Commission Meeting

Pine View

Room 104

Tuesday August 20 2024

10:00 AM

- I. Call to Order and Welcome
- II. Roll Call
- III. Approval Minutes and Claims
- IV. Reports
 - a. 1112 Fund – Economic Development
 - b. 4933 Fund – Redevelopment Fund
 - c. 4938 Fund – Revolving Loan Fund
 - d. 9121 Fund – Highlander Point Edwardsville TIF
 - e. Make My Move
- V. Public Comment
- VI. New Business
 - a. Novaparke Building 5 Update
 - i. Tower Pinkster AE Contract
 - b. Innovate Indiana
 - i. Fellowship for Floyd Central faculty
 - c. Novaparke – Innovation Expo
 - i. Schedule of Events
- VII. Adjournment

Floyd County Commissioners and Redevelopment Commission
Novaparke Building #5 – Contract Amendment
IUS Lab Space Build-Out
30 July 2024

Article 1.1.1 of the AIA B-101 Standard form of Agreement between Owner and Architect dated 15 May 2024 indicates that the contract covers the 30,000 SF of built-out space for the tenant Redwire and shell only for an additional 5,000 SF intended for IUS laboratory space.

Per Section 4.2 Architect’s Additional Services of the executed AIA B-101 you have requested additional services including the following.:

Additional Scope: IUS Lab Build-Out

- Space programming, schematic design, design development, construction documents, bidding, and construction administration
- Architecture, interior design, mechanical, electrical, and plumbing engineering
- Approximately 5,000 SF of built-out tenant space for IUS laboratories
- Preliminary thoughts as to the program included labs, open office space, and restrooms.
- The complete IUS build-out Construction Document set could be ready for bidding in 16 weeks from notice to proceed.
 - 3 weeks programming and schematic design
 - 3 weeks design development
 - 10 weeks construction documents

TowerPinkster (Architect) agrees to deliver the services outlined above with internal staff and outside consultants firm for the fixed fee of **\$44,000.00**.

Approval:

Mr. Don Lopp
Floyd County Board of Commissioners

Date

MINUTES OF AN EXECUTIVE SESSION OF THE
FLOYD COUNTY REDEVELOPMENT COMMISSION
HELD ON July 30, 2024
9:45 A.M.

An Executive Session of the Floyd County Department of Redevelopment/ Redevelopment Commission was called to order on July 30, 2024 at 9: A.M. in the Commissioner's Meeting room Pine View Government Building by Bob Woosley who chaired the meeting.

Commission members present:

Robert Woosley
John Schellenberger
Brad Striegel

President Robert Woosley announced that this executive session had been properly advertised on July 18 , 2024, including the purpose of the meeting, pursuant to I.C. 5-14-1.5-6.1 is as follows;

Section of Statute Referenced	Purpose of meeting
I.C. 5-14-1.5-6.1	Discussion of Economic Development

Following discussion for only the subject matters for which the meeting was called, the July 30, 2024 executive session of the Floyd County Redevelopment Commission Adjourned at 9:54 A.M.

Robert Woosley, President,
Floyd County Redevelopment Commission

Minutes approved by the Floyd County Redevelopment Commission on 20th day of August 2024

Attest:

Secretary, Floyd County Redevelopment Commission

**REGISTER OF CLAIMS FOR FOYD COUNTY
REDEVELOPMENT COMMISSION**

20-Aug-24

DATE FILED	CLAIM #	VENDOR	FUND NO.	AMOUNT	DISCRIPTION
7/30/2024	1	Young, Lind, Endres & Kraft, LLC	4933	\$ 2,787.50	Attorney Fees

TOTAL CLAIMS \$ 2,787.50

Signature of President

Floyd County Redevelopment Commission
July 30, 2024
10:00 A.M.

I. Call to Order

II. Roll Call of Members

Present: President Bob Woosley, John Schellenberger, Brad Striegel, Director of Redevelopment Donald Lopp, and Attorney Justin Endres, Administrative Assistant/Clerk Teresa Plaiss. Rich Boling Jeff McCaffrey and Melanie Northrup were absent.

III. Approval of Minutes and Claims

Mr. Schellenberger made a motion to approve the minutes of June 18, 2024 as emailed, seconded by Striegel. Motion carried by a vote of 3-0. Mr. Striegel made a motion to approve the claims as presented, seconded by Mr. Schellenberger. Motion carried by a vote of 3-0.

VI. Reports

- 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 presented the Board with Budget Status reports for information only.

- e. **Make My Move**

Mr. Lopp informed the Board that at this time there are ten movers and fifteen in the Q.

Public Comment

No public was present.

VI. New Business

- a. **Strand Drainage Review and Plat Contract**

Mr. Lopp presented the Board with a contract in the amount of \$6,000.00 with Strand for Review of Drainage and Plat for the Redwire site at Novaparke. Mr. Schellenberger made a motion to approve the contract as presented, seconded by Mr. Striegel. Motion carried by a vote of 3-0.

- b. **Novaparke – Innovation Expo**

- i. **Grant Update**

Information only.

- ii. **Schedule of Events**

Information only

VII. Adjournment: With there being no further discussions, Mr. Schellenberger made a motion to adjourn, seconded by Mr. Striegely. Motion carried. Recorded time of adjournment was 10:201 A.M. Next regular meeting will be August 20, 2024 at 10:00 A.M unless otherwise notified.

Bob Woosley, President

John Schellenberger

Brad Strieigel, Member

Attest: _____
Teresa Plaiss, Clerk