

Floyd County Redevelopment Commission
January 17, 2023
10:00 AM

I. Call to Order

II. Roll Call of Members

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

III. Election of Officers

- i. President – Bob Woosley**
- ii. Vice-President – Rich Boling**
- iii. Secretary – Jeff McCaffrey**

Mr. Striegel made a motion to retain all officers the same as 2022, seconded by Mr. Schellenberger. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

IV. Approval of Attorney

Mr. Striegel made a motion to retain Justin Endres as attorney, seconded by Mr. McCaffrey. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

V. Approval of Minutes and Claims

Mr. Striegel made a motion to approve the minutes with corrections, seconded by Mr. Schellenberger. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

Mr. Striegel made a motion to approve the claims as presented, seconded by Mr. Boling. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

VI. Financial Report

- a. 1112 Fund – Economic Development**
Cash Balance: \$100,000.00
- b. 4933 Fund – Redevelopment Fund**
Cash Balance: \$15,519.28
- c. 4938 Fund – Revolving Loan Fund**
Cash Balance: \$411,326.29
- d. 9121 Fund – Highlander Point Edwardsville TIF**
Cash Balance: \$55,119.00

Mr. Lopp provided the Board with Budget Status' with fund balances as of January 11, 2023. Mr. Lopp also provided the Outstanding Loans: Magdalena Loan \$4,138.92 and Schindler's Garage Micro-loan \$666.68.

Mr. Lopp informed the Board the former Auditor, Jacqueline Wenning did not disburse the correct amount to the Highlander Point – Edwardsville Gateway TIF District as requested after

the error was made at the June 2022 Settlement. Mr. Lopp explained the Tim Barry with Crowe prepared and presented the Auditor with the corrected Gateway report to submit to the DLGF but the correction was not made.

VII. Public Comment

No public was present.

VIII. Old Business

IX. New Business

a. Talent Attraction

i. Make My Move Contract

The Board discussed the Make My Move contract. There are two parts to the agreement, client match of \$70,000.00 along with IEDC and Lilly Grant in the amount of \$97,000.00. The contract states the Client shall pay MakeMyMove \$70,000.00, contingent upon approval of IEDC Grant Approval and Lilly Endowment Inc. Match. Contingent upon such approvals and satisfaction of the Redevelopment Commission, Client will make an initial payment of \$35,000.00 upfront with the remaining payment of \$35,000.00 to be made in 2 quarterly installments of \$17,500.00 on May 15, 2023 and \$17,500.00 on August 15, 2023.

Mr. Striegel made a motion to sign the contract with TMap, LLC (MakeMyMove) in the amount of \$70,000.00 contingent upon receiving the IEDC and Lilly Grant, seconded by Mr. Boling. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

Mr. Striegel made a motion to submit a Grant Agreement with IEDC for \$97,500.00, seconded by Mr. Schellenberger. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

b. Broadband TIF

i. Update

Mr. Lopp informed the Board the Broadband TIF documents were submitted to the County Auditor in December of 2022.

ii. Taxing Unit Discussion

Discussion only.

c. Novaparke

i. Phase 2 Status Update

Mr. Lopp stated the first set of beams are to be set today, January 17, 2023 with the second set to be put in place on January 19, 2023.

ii. READI Grant Update

Discussion only.

iii. Solar Lighting Update

Mr. Lopp informed the Board the solar lighting has been installed, up and running.

iv. Marketing Update

Mr. Lopp stated a meeting was held with the Wheatley Group who is going to organize tours of Novaparke.

v. The Root Contract Amendment

Mr. Schellenberger made a motion to amend the Root Contract as requested, seconded by Mr. Boling. Motion carried by a vote of 5-0. Roll call vote: Woosley, Boling, Schellenberger, Striegel and McCaffrey.

d. Edwardsville School

i. Development Agreement

Mr. Lopp gave the Board and update on the Development Agreement.

ii. BOT Schedule

Discussion only.

X. Adjournment: With there being no further discussions, Mr. Striegel made a motion to adjourn, seconded by Mr. McCaffrey. Motion carried. Recorded time of adjournment was 11:26 A.M. Next regular meeting will be February 21, 2023 at 10:00 A.M unless otherwise notified

Bob Woosley, President

Rich Boling, Vice-President

Jeff McCaffrey, Secretary

Brad Striegel, Member

John Schellenberger, Member

Attest: _____
Teresa Plaiss, Clerk

