

BOONE COUNTY REDEVELOPMENT COMMISSION

MINUTES OF THE JULY 18, 2025 MEETING

The Boone County Redevelopment Commission met in regular session at 2:00 PM on Friday, July 18, 2025 in the Connie Lamar Meeting Room located on the main floor of the Boone County Annex Building at 116 W. Washington Street, Room 105, Lebanon, IN 46052.

Members Attending: Tom Lingafelter, Mark Ransom, Ben Lawson, and John Riner

Members Absent: Dr. Judi Hendrix and Lisa Hutcheson (non-voting member)

Staff Attending: RDC Attorney Bob Clutter, Auditor Debbie Crum, & Deputy Katie Westerfeld

Determination of Quorum: 4 of 5 members present

The meeting was called to order by Redevelopment Commission President Tom Lingafelter at 2:05 p.m.

Approval of Minutes for April 25, 2025:

RDC Commissioner Ransom made a motion to approve the meeting minutes from April 25, 2025. RDC Commissioner Lawson seconded the motion. The motion carried, 4-0.

In the Matter of New Business:

Attorney Clutter stated to the board that the new TIF bond for 65/47 Commons Project (Merritt Contracting) was up for discussion. It was formally approved by the Commissioners, and the PUD has been adopted. They have received the Baker Tilly analysis. There are two options: Do a bond up front at \$2.5 million with usable proceeds at about \$1.8 million or two series of bonds with the first being available immediately and the second available when development is ready to occur there. Discussions need to be had to decide on the best option for all.

In the Matter of Old Business:

Attorney Clutter stated to the board that the consideration of switching Trustees for the Anson Bonds with Bank of New York had been resolved and they decided to stay with BNY, though there is now a new person in that role and they may need to reconsider depending on how things go with the new person. The new option if they consider switching would be US Bank.

In the Matter of Public Comments:

N/A

In the Matter of Claims presented in today's meeting:

These claims were approved in the last meeting and need to be ratified in this meeting;

- Taylor, Minnette, Schneider & Clutter for \$5,389
- Bank of New York-\$2,000
- Baker Tilly-\$2,946.25
- Baker Tilly-\$4,441.25
- Baker Tilly-\$13,836.40
- Baker Tilly-\$52,380

RDC Commissioner Ransom made a motion to ratify the approved claims as submitted. RDC Commissioner Riner seconded the motion. The motion carried, 4-0.

One new claim to be approved this month is for Taylor, Minnette, Schneider, & Clutter for \$2,016. Commissioner Ransom made a motion to approve. Commissioner Lawson seconded the motion. The motion carried, 4-0.

RDC Commissioners' Discussion:

Commissioner Lingafelter was emailed by the new Director at the Boone EDC, Shelby Farthing, to reach out to the RDC for a meeting to discuss future collaborations, new projects, and share information about each of their boards. He and Attorney Clutter will meet with her the following Tuesday.

Commissioner Lingafelter also wanted to discuss future RDC meetings and to consider changing the time of the meetings from 2 p.m. to 10 a.m. starting in September. This is subject to room availability. The RDC meetings will remain on the third Friday of each month.

Adjournment:

With no further business, RDC Commissioner Lawson moved to adjourn the meeting. The motion was seconded by RDC Commissioner Ransom. The motion carried, 4-0.