

Vice-President Kevin Hoover called the Meeting to order at 4:34 p.m.

PRESENT: Commission Members Kevin A. Hoover, Bryan K. Harris, Michael Campbell (**in person**); Charles Miller, and Non-Voting Advisor Chris Zaborowsky (**virtual**); J. David Hopper arrived at 4:40pm (**in person**)

Also In Attendance: Stephen Watson, Attorney and Amanda Leach, Recording Secretary (in person)

Approval of Meeting Minutes:

Mr. Hoover requested a motion to approve the minutes of the August 13, 2024 meeting, so moved by Mr. Harris, seconded by Mr. Campbell. **Vote: Ayes. (4-0) Motion carries.**

New Business

PLS PROS (Project Masterforce) Annual Report and Incentive Claim

Bob Carrol (in person), of PLS PROS, addressed the Commission to present its annual report. Mr. Carroll thanked the Commission for their time and apologized for the discrepancies in the milestone requirements. He stated that upon further review, the submitted report incorrectly included employees not based in Greenwood which has incorrectly skewed the employment count and salaries. The company now believes they have satisfied the milestone requirements. Mr. Watson recommended an amended report be submitted showing the corrected information concerning the milestone requirements. The Commission requested an amended report be filed and for Mr. Carrol to come back to the October 8th meeting to present and request its incentive claim.

Old Business

None.

Capital Project Report

Kevin Steinmetz (in person), Capital Projects Manager, stated City Engineer Mr. St. John is unable to attend the meeting and asked to present his items under the Capital Projects Report.

Smith Valley Road Bridge over Railroad (LIRC) Replacement – Professional Services Agreement (“PSA”) with American Structurepoint

Mr. Steinmetz addressed the Commission to consider the above referenced PSA for engineering services for the scoping report of Smith Valley Road over the railroad at a cost of \$32,800.00 payable from the Eastside or Central TIF Fund. Mr. Hoover moved to approve as requested, seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Market Plaza Project – 2nd Amendment to PSA with GAI Consultants

Next, Mr. Steinmetz presented a request for a 2nd Amendment for additional engineering design, plan development and construction administration services for the above referenced project for an additional \$46,200 payable from the Central TIF Fund. Mr. Harris moved to approved as presented, seconded by Mr. Campbell. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Market Plaza Project - Professional Services Agreement with Terracon Consultants, Inc.

Mr. Steinmetz stated the slanted drive/parking lot from the Dollar General will be reconstructed to place a concrete wall. Terracon Consultants, Inc. will provide a visual distress survey and monitoring of ground vibrations during construction activities in an amount not to exceed \$8,095.00 payable from the Central TIF Fund. Mr. Hoover moved to approve as requested,

seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Resolution No. 2024-03 - A Resolution Approving the Adoption of the City of Greenwood, Indiana's Americans with Disabilities act Updated Transition Plan for Redevelopment Commission related Facilities, and Property

Mr. Harris moved to approve as presented, seconded by Mr. Hoover. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Financial Report

Monthly Financial Report

Adam Stone (in person), Stone Municipal Group stated the current Financial Summary in real time is located on the City's website at greenwoodin.opengov.com.

Mr. Stone stated the Department of Local Government Finance ("DLGF") has issued a report on the newly required "Annual Spending Plan" to be prepared and filed by the Redevelopment Commission. Mr. Stone stated he is working with Attorney Watson on preparing a draft Plan to be presented to the Commission for approval and filing by December 1.

Mr. Stone stated the annual appropriation resolution and report to taxing units would be presented in October or November prior to the year-end deadline.

Department Reports:

Corporation Counsel – Sam Hodson

- None.

RDC Attorney – Stephen Watson

- **BBC (Oaken Barrel) Annual Report** – Attorney Watson stated the annual report was timely received Monday, September 9, 2024. Mr. Watson reported that in the previous couple years the Commission has authorized the President, working with the Attorney, to determine if an oral report is necessary. Mr. Hoover moved to authorize the President to determine whether an oral report is needed, seconded by Mr. Campbell. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

City Controller – Greg Wright, Jr.

- None.

City Engineer – Mark St. John

- See the Capital Projects Report above

Mayor's Office – Mark Myers

- None.

Claims Docket:

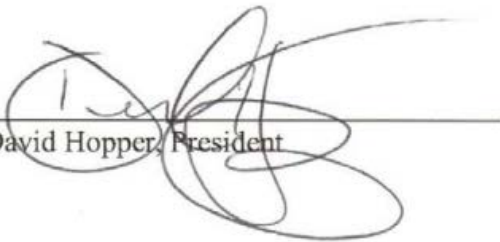
Mr. Campbell moved to approve the September claims docket in the amount of \$3,740,563.48 seconded by Mr. Harris. **Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.**

Any other business to come before the Commission

None.

Adjournment:

With no further business, the meeting adjourned at 4:55 p.m.



J. David Hopper, President



Bryan K. Harris, Secretary

RECAP OF MOTIONS:

<p><u>Approval of Meeting Minutes:</u> Motion to approve the minutes of August 13, 2024.</p>	<p>So moved by Mr. Harris, seconded by Mr. Campbell. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Smith Valley Road over LIRC Bridge Replacement – Professional Services Agreement (“PSA”) with American Structurepoint</u> Motion to approve PSA for engineering services for the scoping report of Smith Valley Road bridge over the railroad at a cost of \$32,800.00 payable from the Eastside or Central TIF Fund.</p>	<p>So moved by Mr. Hoover, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Market Plaza Project – 2nd Amendment to PSA with GAI Consultants</u> Motion to approve 2nd Amendment for additional engineering design, plan development and construction administration services for an additional \$46,200 payable from the Central TIF Fund.</p>	<p>So moved by Mr. Harris, seconded by Mr. Campbell. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Market Plaza Project - Professional Services Agreement with Terracon Consultants, Inc.</u> Mr. Steinmetz stated the slanted drive/parking lot from the Dollar General will be reconstructed to place a concrete wall. Terracon Consultants, Inc. will provide assistance for visual distress survey and monitoring of ground vibrations during construction activities in an amount not to exceed \$8,095.00 payable from the Central TIF Fund. Mr. Hoover moved to approve as requested, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>	<p>So moved by Mr. Campbell, seconded by Mr. Hoover. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.</p>
<p><u>Resolution No. 2024-03</u> - A Resolution Approving the Adoption of the City of Greenwood, Indiana’s Americans with</p>	<p>So moved by Mr. Harris, seconded by Mr. Hoover. Roll Call Vote: Ayes: Campbell,</p>

Disabilities act Updated Transition Plan for Redevelopment Commission related Facilities, and Property.	Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.
<u>BBC (Oaken Barrel) Annual Report</u> – Motion to authorize the President to determine whether an oral report is needed.	So moved by Mr. Hoover seconded by Mr. Campbell. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.
<u>Claims Docket:</u> Motion to approve the September claims dockets in the amount of \$3,740,563.48	So moved by Mr. Hoover, seconded by Mr. Harris. Roll Call Vote: Ayes: Campbell, Hopper, Hoover, Miller and Harris; Nays: None. (5-0) Motion carries.