

MINUTES OF THE SEYMOUR REDEVELOPMENT COMMISSION

February 24, 2025

Redevelopment Commission President Mark Dennis called to order the monthly meeting of the Seymour Redevelopment Commission at 4:00 p.m. on February 24, 2025. The meeting was held at the Seymour City Hall at 301 N. Chestnut Street, in Council Chambers.

Roll Call: President Mark Dennis, Vice President Nate Tormoehlen, Secretary Bonnye Good, members and Tim Hardin were present in person. Member John Reinhart and John Kelley, Ex-Officio were absent.

Others Present: The City's Mayor Nicholson, Jane Hays, and Melissa Herndon, Cole Fosbrink and Matt Frische of Reedy Financial, Marvin Veach, Jeff Lorenzo, Bruce Wynn, Jackie Davis, and Ray Eakins of JCIDC, Dan Davis of the Jackson County Community Foundation, DPW Director Chad Dixon, City Council member Bob Beatty, and City Attorney Christina Engleking.

PREVIOUS MEETING MINUTES: Minutes from the January 27, 2025 meeting: Motion to approve minutes as presented made by Ms. Good, seconded by Mr. Hardin; approved unanimously.

PUBLIC HEARING: None.

OLD BUSINESS: None.

NEW BUSINESS:

- Eastside Industrial Park infrastructure project—Presented by Jeff Lorenzo, representing the Seymour Industrial Corp. and JCIDC: Mr. Lorenzo requested the RDC commit funding for infrastructure improvements in the Eastside Industrial Park (ESIP). Project has been in the design phase for several years, but ready to move forward. Project involves converting the 90 degree turn on Hartsell Drive to an “S” curve and other improvements. Request for funding is for \$2,030,312 as a match to READI funds. Phase I of the project involves infrastructure and sanitary sewer. Phase II involves Hartsell Drive and more sanitary sewer. Request is broken down as \$1M in 2025, and the remainder in 2026. Looking to begin construction in Q2 of 2025, pending funding. Vital Farms has committed to investing in infrastructure in the ESIP with its project. Also seeking READI funding. Requests RDC's approval and letter of commitment from the RDC re project funding.
 - President Dennis advised he is abstaining from the vote as he is the Treasurer for the Seymour Industrial Corp.
 - Mr. Hardin asked about the road design and Mr. Lorenzo advised it was the best design possible given current road limitations.
 - Mr. Tormoehlen asked about the status of the last round of READI funds. Ms. Hill advised 64.9% has been spent so far, and other projects will satisfy use requirements.
 - Mr. Tormoehlen made a motion to approve the request as presented, seconded by Mr. Hardin. Request approved 3 ayes, 0 nays, 1 absent, 1 abstention.

- Jackson County Learning Center—Presented by Dan Davis and Jackie Hill: Requesting \$250K in from the RDC for expansion of the Vincennes electrical maintenance program to allow for

equipment purchases for advanced classes and storage space facilities expansion. Total project ~\$500K. Requested the RDC consider using Certified Tech Park (CTP) funds for this request. Advised \$250K was received from the State for the CTP in late '24. Stated using those funds would provide local funds needed to satisfy state requirements. Advised also seeking READI and private industry investment. Mr. Dennis stated these funds are already in the RDC's coffers and must be used within the CTP.

- There was some discussion about whether enrollees are from local companies, and how long the program is expected to continue.
- Mr. Tormoehlen asked about the \$250K misc. listing in the financial report. Mr. Frische advised that item is this request, and that payment may need to be made from the Main Fund and then reimbursed from the CTP once those funds are received from the State later this year (\$250K, usually received in October).
- Mr. Dennis asked when funds would be needed. Mr. Davis: in time for classes to start Q3 or Q4 of this year.
- Ms. Hill requested a Letter of Commitment from the RDC, which will allow the project to move forward.
- Mr. Hardin moved to approve the request, seconded by Ms. Good. Approved unanimously.

REEDY FINANCIAL GROUP: presented by Matt Frische

- O'Brien Street project costs have been updated. The 2025 costs will drop, with the bulk of project payments due in 2026, and remainder in 2027.
- Tech Park: once revenue comes in around October, will reimburse the Main Fund for the \$250K committed to the JCLC.
- Reedy is working with the City's engineering personnel to track projects costs to have up-to-date data on expenditures/changes
- Contracts Page: can include original contract amounts on that page, as awarded by the State with original scope, and can track changes in costs vs changes in scope impacting costs
 - Mr. Hardin asked why amounts were adjusted for right-of-way acquisitions for O'Brien Street. Mayor Nicholson advised changes result of negotiations on price.

ACTION ON CLAIMS: Claims totaling \$325,665.83 were presented for review. That broke down to \$238,994.91 in claims the RDC pays, and \$86,670.92 in INDOT matching amount.

Motion to approve the claims as presented made by Mr. Tormoehlen, seconded by Mr. Hardin; claims approved unanimously.

MISCELLANEOUS:

- City's Tree Board funding request, presented by Ms. Good. Advised this request was approved in 2024 for \$21,569. Mr. Dennis asked if this would be an annual, perpetual request. Mayor Nicholson stated as long as City continues to maintain Tree City status, request will likely continue. Mayor stated funds cover planting and maintenance. Ms. Good pointed out the City puts a lot of labor towards planting and maintenance in kind, and likes that the Tree Board is working with an arborist to plant and maintain strategically. Mayor stated the City must commit \$2 per capita for the Tree City program, and the RDC and Solid Waste District helped fund that in 2024. Mr. Dennis asked if the cost breakdown in the request reflects past spending. Mayor stated, "yes" and advised there are some leftover funds from 2024. Stated the Tree Board just

received \$10K from Solid Waste. Mr. Hardin also stated he likes that Board is working with an expert and can hopefully correct some current issues with maintenance and roots impacting sidewalks.

- Ms. Good moved to approve the request, seconded by Mr. Hardin.
 - Mr. Tormoehlen, Mr. Hardin, and Ms. Good had discussion about whether this is a Quality of Life Grant request. Tree Board request was a Quality of Life grant in 2022, but no documentation was handy for 2023/2024. Mr. Frische stated Reedy can include this request in the Quality of Life fund to track funds available. Mr. Tormoehlen is in favor of including this request under quality of life. Mr. Hardin stated the RDC only tabled the Quality of Life Grant application process, but those funds are still available.
 - Ms. Good withdrew her previous motion.
- President Dennis asked how the RDC wants to handle Quality of Life Grants going forward.
 - Mr. Dennis pointed out the Quality of Life Grant funds are already in the budget. Ms. Good suggested having one Quality of Life Grant round in 2025 and open the application process. Ms. Good asked whether Tree Board could re-submit its request once Quality of Life application process opens.
- Ms. Good made a motion to open the application process in March, and will present recommendations to the RDC in April. Mr. Hardin seconded. Motion carried unanimously.

ADJOURNMENT: With no additional business, the meeting was properly adjourned at 4:48 p.m. on a motion from Mr. Tormoehlen and a second from Mr. Hardin.

APPROVED this 24th Day of March, 2025 at _____ P.M.

Mark Dennis, President, Redevelopment Commission, City of Seymour, Indiana

Bonnye Good, Secretary, Redevelopment Commission, City of Seymour, Indiana