



Redevelopment Commission City of Crawfordsville, Indiana

City Building
300 E. Pike Street, 2nd Floor
Crawfordsville, IN 47933

October 15, 2024 at 8:30 AM Meeting Minutes

The Crawfordsville Redevelopment Commission met in regular session on October 15, 2024 at 8:30 a.m. Members present were: Virginia Servies, Thomas Neal, Conrad Harvey, Jack Whitecotton, and Steve McLaughlin. Member Dan Rogers was not in attendance. Others in attendance were: Mayor Todd Barton; Brandy Allen, Director of Operations & Community Development; Megan Huckstep, Director of Planning & Building Services; Cheryl Morphew, Economic Development Consultant, City Clerk-Treasurer Karyn Douglas; Kent Minnette, City Attorney of Taylor, Minnette, Schneider, and Clutter; and Kathryn Fisher, Executive Assistant, Planning & Building Services.

President Virginia Servies called the meeting to order and roll was called.

Meeting minutes from September 17, 2024 were presented to the Commission for consideration. Jack Whitecotton moved to approve the minutes as presented. Thomas Neal seconded. Motion passed 4-0.

The Commission received and considered the following claims:

1. Baker Tilly Municipal Advisors, LLC	\$3,764.00
2. Banning Engineering, Inc.	\$7,375.00
3. BF&S Civil Engineers	\$4,132.50
4. BNY Mellon	\$825.00
5. CCI Surety, Inc.	\$19,084.00
6. CELP	\$10,473.92
7. Cody Demoret	\$225.00
8. Crawfordsville Utilities	\$37.63
9. Cville Outdoor	\$1,150.00
10. D&D Trash Service	\$154.00
11. Haley's Lock, Safe & Key	\$4,228.55
12. Haley's Lock, Safe & Key	\$437.50
13. HWC Engineering	\$12,126.16
14. HWC Engineering	\$66.85
15. IN Am Water	\$61.12
16. IN Am Water	\$189.41
17. Jeffrey Davenport	\$186.48
18. MoCo Recorder	\$25.00
19. N7 Companies/ServiceMaster	\$1,375.00
20. Plant Brothers Excavating & Construction	\$815,579.17
21. The Paper of MC	\$75.46
22. The Paper of MC	\$130.90
23. TMSC	\$1,460.00
24. Trane	\$45,045.00



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25. VS Engineering

\$18,399.47

Jack Whitecotton moved to approve the claims as submitted. Thomas Neal seconded. Motion passed 4-0.

The Commission received and acknowledged the financial report. City Clerk-Treasurer Karyn Douglas commented that the financials looked good and that they are working on the TIF Spending Plan.

Under items of new business, the Commission considered a quote from Crawfordsville Outdoor for \$2,750.00. Planning Director Megan Huckstep explained that Staff had received a complaint in regards to visibility at the Commerce Park due to the landscaping. Ms. Huckstep, spoke with Crawfordsville Outdoor, the current landscaping contract holder at the Commerce Park, who addressed the immediate issue. At that time, Ms. Huckstep requested a quote from Crawfordsville Outdoor to do the remainder of the work. Mayor Todd Barton added that he would contact the Street Department to see if it was something they would be able to address. The Commission tabled the quote.

Mayor Barton provided an update. He reported that the Commission would be seeing a TIF Spending Plan in November, as newly required. Mayor Barton stated that the READI 1 projects would be wrapping up and the Arbor Homes subdivision is under construction. He reported that the Ivy Tech Building would be transitioning into the Career Academy. Mayor Barton reported partnering with the County for a corridor study. He stated they would be working with the County and Thrive Housing Program to explore smaller housing development and infill. Mayor Barton reported that the proposed apartment complex on 150 S was in design stages. He noted that the Ben Hur building was moving along, scheduled for completion in the first quarter and occupation in the second quarter. Mayor Barton reported retail activity on the south and east sides of the City. He reminded the Commission that they are taking the lead on economic development in the County. Mayor Barton reported that jobs are stable and growing. Lastly Mayor Barton discussed MXON coming to the community in October 2025.

Cheryl Morphew came forward with an Economic Development update. She reported 5 business attraction leads and noted with the pending election those could be expected to slow or even hold. Ms. Morphew reported three potential new investments. She discussed the announcements from Pace Dairy and Midwest Bale Ties. Ms. Morphew stated the Weaver Popcorn groundbreaking would be at 10:00 a.m. today. She discussed talent development and reiterated Mayor Barton's comments on the Career Academy. Ms. Morphew noted the next Workforce Alliance meeting would be held on Thursday. She reported that there would be a meeting with stakeholders on October 24th for the public transportation initiative led by the League of Women Voters.

With no further business, the meeting adjourned at 9:00 a.m.



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Minutes Approved: 11.19.2024

Virginia Service
President

Meel
Member

Conrad L. Hawley
Member

Member

Member

