

Thirty Nine North Conservancy District
Board Meeting Minutes
September 3, 2021

Board Present

In Person

Ed Arnold
Cheryl Reinhart
Mark Childress
John Knoll

Staff Present

Gary Radtke

Public Present

Ken Ucho
John English

Via Zoom Internet

Karl Cender
Jeffrey Haw

The Meeting was called to order by President Childress at 8:03.

Minutes from the August 1 meeting were reviewed. Cheryl noted several typographical changes to names that were needed (Spartz, Reinhart -each one place). With the changes, Ed Arnold moved to accept the minutes, Cheryl Reinhart seconded and all voted in favor.

The financial report was reviewed. Cheryl Reinhart moved to accept. Ed Arnold seconded and all voted in favor.

Bills for payment were presented. Ed Arnold move to pay the bills as presented and any that come in later which are in the normal range. Cheryl Reinhart seconded and all voted in favor.

Old Business: Attorney Friedman: not present.

Gary Radtke Shady Grove: Because owner is having unexpected surgery, the Shady Grove project has been placed on temporary hold. Dollar General has the steel on site, but is going to hold off until next April of 2022 to begin construction. The sewer side of the project will continue this fall with operation expected early in the Summer of 2022 being the goal.

With these schedule changes, the generator is not needed so soon and Mr. Radtke recommends that we wait until Spring to decide on a unit to use. Likewise, the metering question can again wait. He will continue to look for the optimum meter for the use, and report back.

Ed Arnold cautioned that we need to get the natural gas set up for the generator now so it is ready when the unit is set. Mr. Radtke said yes he agrees and will get in touch with NIPSCO.

Jeffrey Haw Odor Control Project: Jeffrey needs to get hold of the Project manager from Woodruff & Sons. We are holding off because we need the Performance Bond

and Insurance papers for the project. Brian Sharp the property owner should know in the next week. All permits have now been received.

President Childress opened the Public Hearing for the 2022 Budget.

Financial Advisor Karl Cender gave an overview of the Budget. We have an estimate of needing a budget of \$150,000.00 this coming year but are asking a levy of \$100,000.00. (we have \$50,000.00 unspent from last year) Our current Assessed Value is \$37,549,800.00 which would lead to a tax rate of \$0.26 per 100. President Childress asked for Public Comment or Question. Being none, President announced that the vote for adoption would be at the October 1, 2021 meeting for approval of this budget.

President Childress closed the Public Hearing.

President Childress noted the weekly meetings with Mary Jane Thomas to stay in touch with what is going on or needed for the Grant that she has been working on. She has recently been told that the current grant funding criteria has changed from new jobs that could be formed by projects supported, to retention of existing jobs that the projects support. She is currently working with industry owners to fill out the support forms for the Grant.

Mary Jane also found a Grant through I & M Electric which would support site work and engineering costs/development costs. We should try to enter that Grant.

President Childress said that the meeting which was to be held September 14 with the City and our Conservancy representatives has been moved to later in October or November, so that they can have all the needed information for their part.

Cheryl Reinhart asked what our probability of getting grants is, and what can we do to help? The Industries were enumerated and contacts were noted to try to help getting the needed forms to be filled out. Discussion was then held on Matching for the grant. Mary Jane has said that if we can get matching money so that we ask for 70 % of the money in the Grant and find 30% it is a much better fit for getting the Grant. Numbers were thrown around... why not ask for \$280.K from the City and the Redevelopment Commission to go with our committed \$250K to make the match part for 70%/30%. Ed made the motion that and John seconded that we continue to look for the additional pledge of money to find that match. All voted in favor. The size of the water tower is being discussed. Is the 500,000 gallon tank needed? Will that lead to stagnation of the water because it does not flow often enough? There was a meeting between Tim Werner of the Water Dept and Fire Chief Andy to discuss this item, and no firm answer has come of the discussion. Gary Radtke said that volume is not the issue, pressure is. The City has not enough service on this side of the City to allow the increased pressure when more than one fire hydrant is opened at a time.. But the system is built to the State Requirement.

Right now our biggest need is to rebuild relationships with the City.

President Childress asked Karl about the ability to bond for any part of the project. He said the process generally takes 9- to 120 days.

Ed Arnold made a motion to proceed with our commitment of \$250, 000.00 to the project. Cheryl seconded and all voted in favor. The resolution to such was signed by the Board.

President Childress noted that letters were written last month to the Fedorcheck/Magnusen Town House Project to explain that we would decline service at this time because of fire safety concerns. Mr. Magnusen spoke with President Childress and said they have put the project on hold at this time after realizing the situation.

A letter to the Freeholders of the District will wait until after the meeting with the City.

Ed Arnold noted that in the week past there was allow pressure/ water event reported to him by the Hampton Inn. Does the City acknowledge this.? Did they know why and if it was service testing on a fire suppression system and were they notified?

Move to adjourn by Ed Arnold, Second by Cheryl Reinhart, all voting in favor.

Next meeting will be October 1, 2021

Respectfully submitted,

Susan E. Knoll, Financial Clerk