

September 6, 2022

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Roll Call:

Present: Chris Switzer, Mike Morris, and Brendan Kearns

Others Present: County Attorneys Terry Modesitt and Jared Modesitt, Chief Deputy Auditor Cheryl Loudermilk, Tammy York-Allen, Kevin Gardner, Larry Robbins, Tim Cunningham, Diana Winsted-Smith, Elizabeth Stiverson, Laureen Hoffman, Elizabeth Kleptz, Bill Watson, Bruce Allen, Howard Greninger, Tony Cassiseah, Bob Murray, and several members of the public.

Pledge of Allegiance.

Chris Switzer called the meeting to order and led the Pledge of Allegiance.

Review of Minutes/Claims. Chief Deputy Auditor Cheryl Loudermilk presented meeting minutes for August 16, 2022 for approval. Brendan Kearns made a motion to approve the August 16, 2022 minutes. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed. Ms. Loudermilk then presented rezoning meeting minutes for August 16, 2022 for approval. Mike Morris made a motion to approve the August 16, 2022 rezoning minutes. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Ms. Loudermilk then presented the Board with expenditures for the period of August 13, 2022 through August 19, 2022 in the amount of \$659,934.97 plus payroll in the amount of \$1,111,520.07 for a total amount of \$1,771,455.04. Brendan Kearns made a motion to approve the August 13, 2022 through August 19, 2022 claims in the amount of \$659,934.97 plus payroll in the amount of \$1,111,520.07 for a total amount of \$1,771,455.04. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed. Next, claims were presented to the Board with expenditures for the period of August 20, 2022 through August 26, 2022 in the amount of \$841,186.76. Mike Morris made a motion to approve the August 20, 2022 through August 26, 2022 claims in the total amount of \$841,186.76. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed. Last, claims were presented to the Board with expenditures for the period of August 27, 2022 through September 2, 2022 in the amount of \$284,047.73 plus payroll in the amount of \$1,108,298.04 for a total amount of \$1,392,345.77. Brendan Kearns made a motion to approve the August 27, 2022 through September 2, 2022 claims in the total amount of \$284,047.73 plus payroll in the amount of \$1,108,298.04 for a total amount of \$1,392,345.77. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Bridge 310A & 310B Fruitridge Avenue over Lost Creek – Engineer. Larry Robbins reminded everyone that Bridges 310 A&B had been bid out for contractors to do the work. However, they do have to have an inspector to provide inspections services. He has worked it out with the City to provide those services. They do inspections for Redevelopment and for the Board of Works. This project is within city limits. An agreement has been worked out with them, which has been approved by County Attorney Terry Modesitt and the City Attorney. They will provide an interlocal agreement to provide the services. The cost will be \$84,133 (which is 10% of the project). This will provide a cost savings for the county since an independent consultant usually charges 12%-15%. Mike Morris made a motion to approve the agreement. Brendan Kearns seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed. Mr. Robbins said that barricades will be put out this week and lane restrictions will start on the 12th for this bridge work.

Land or Easement Acquisition Offer (2) - Engineer. Larry Robbins said the State is going to do work on US 150. The affected area for the County will be on the north side of the jail and Court House property along Cherry. There are two different parcels the State wants to acquire. One is a very small parcel on the northwest corner of 1st and Cherry Streets, and then the other parcel is basically the sidewalk that runs from approximately the entrance to City Hall and the Court House on the north side back to 3rd Street. The acquisition price for the small one is \$1,000 (which is a minimum set by the State) and the other is \$38,400. The documents have been reviewed by the County Attorney and everything seems to be in order. There was a short discussion. Brendan Kearns made a motion to approve. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Consent to Leasehold Mortgage Agreement – Terry Modesitt. Terry Modesitt explained that this is a consent for a leasehold mortgage for the property where The Mill is located. This basically says we agree to allow them to obtain a loan for \$990,000 for improvements at The Mill. While he has not examined the mortgage documents, he has talked with the loan officer involved and this needed to be approved today for the loan to go through. Mr. Modesitt noted that the mortgage holder would have the right to sub-lease the property if something happened and there was a default. When asked what would happen to the improvements if there was a default, the loan officer indicated that it is an SBA loan on a lease and they normally would not try to go after the improvements. Without seeing the documents, Mr. Modesitt indicated that worst case scenario could be that the bank could take everything back and the unimproved land would be back in possession of the County. There was a brief discussion. Brendan Kearns made a motion to approve the leasehold mortgage agreement. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Public Comments. There were none.

Comments or other business from Commissioners or other Elected Officials. Chris Switzer acknowledged and thanked Elizabeth Kleptz for her service. She will be leaving her position on Friday after 6 years. Mike Morris agreed and commented that they were fortunate to have such good employees at the County. Brendan Kearns added his congratulations.

Next meeting will be September 20 at 9:00 a.m. The meeting recessed at 9:15 a.m.

Chris Switzer, President

Mike Morris, Vice President

Brendan Kearns, Secretary

Attest:

James Bramble, Auditor

James Bramble, Auditor