

February 20, 2024

Council Chambers
Vigo County Government Center
Terre Haute, Indiana

Roll Call:

Present: Chris Switzer, Mike Morris and Mark Clinkenbeard

Others Present: County Attorney Terry Modesitt, James Bramble, Cheryl Loudermilk, Tammy York-Allen, Todd Thacker, Kevin Gardner, Bill Watson, Aaron Loudermilk, Terry Bays, Vickie Albright, Scott Swan, and several members of the public.

Pledge of Allegiance.

Chris Switzer called the meeting to order at 9:00 a.m. County Surveyor Bruce Allen led the Pledge of Allegiance.

Review of Minutes/Claims. Auditor James Bramble presented the Board with regular meeting minutes and rezoning meeting minutes for February 13, 2024 for approval. Mark Clinkenbeard made a motion to approve both sets of minutes as presented for February 13, 2024. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Mr. Bramble then presented the Board with expenditures for the period of February 10, 2024 through February 16, 2024 in the amount of \$374,801.48. Mike Morris made a motion to approve the February 10, 2024 through February 16, 2024 claims in the amount of \$374,801.48. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Mr. Bramble then presented the Board with payroll for February 16, 2024 in the amount of \$1,314,481.69 for approval. Mark Clinkenbeard made a motion to approve the February 16, 2024 payroll. Mike Morris seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

Jeff Lewellyn – Culp Ventures. Attorney Jeff Lewellyn said he was there on behalf of his law firm as an agent for Chicago Title Insurance and as attorneys for Culp Ventures. Culp Ventures sold the land where the new jail is located to the County in 2019. Mr. Lewellyn was the title agent closing the transaction along with representing Culp Ventures as the seller. There was a requirement that Culp Ventures put \$50,000 of the purchase price into escrow with his law firm as title agent until completion of the roadway and infrastructure. It was Mr. Lewellyn's understanding that all has now been completed and he is requesting the Commissioners release the \$50,000 back to Culp Ventures. He would need a joint written instruction from Culp Ventures and the Commissioners in order to do that. It was established that Mr. Lewellyn would prepare the joint written instructions and send it to County Attorney Terry Modesitt for review. Chris Switzer made a motion to release the \$50,000 in escrow back to Culp Ventures. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

E3 Bridge Rollover Contract – Engineer. A rollover letter had been received from E3 Bridge advising that they are rolling over their bid prices from 2023 through the coming year. County Engineer Larry Robbins was not in attendance at the meeting. Tabling the matter to the next meeting was discussed but Commissioner Mike Morris said he had talked with the people involved and made a motion to accept the rollover letter. Mark Clinkenbeard seconded the motion. Upon a voice vote of 3-0, the motion unanimously passed.

THRIVE Presentation. Mark Clinkenbeard explained that the County had given THRIVE West Central \$5,000,000 in ARPA funding, along with \$5,000,000 from the City, and put them in charge of new housing

initiatives. Ryan Keller of THRIVE West Central gave an update and presentation on the status of the housing. A market analysis has been done regarding the potential number of families and individuals that will be coming into the County over the next five years and a 5-year production goal for somewhere between 3,420 units to 4,570 units has been created. If all goes as planned, there should be a large bump in our population at the 2030 census. They have a private sector investment of \$74,484,916. They have plans to get over \$250 million within the next couple of years of growth. Since August, they have started and finished 7 units. The rest are scheduled for Spring construction. READI grant projects have until the end of 2025 for completion. ARPA dollars have until the end of 2026. They are on pace to have all the ARPA dollars allocated by the end of this year. They are seeing a lot of interest mostly from in-town or in-region builders/developers. There has been some outside interest from areas like Bloomington and Columbus. He noted that the 11-member committee that had been set up was working out far better than they had even hoped and everyone was working well together. He also spoke briefly about programs and exciting things that will be announced in the coming months. He explained how to navigate their website currently, the four different builder programs that are offered, and how it will be fleshed out in the future. The application process was also explained.

Public Comments. There were none.

Comments from the Commissioners or Other Elected Officials. There were none.

The meeting recessed at 9:26 a.m.



Chris Switzer



Mike Morris



Mark Clinkenbeard

Attest:



James Bramble, Auditor