

**PLAINFIELD REDEVELOPMENT COMMISSION**

**August 5, 2019**

**5:30 p.m.**

Mr. Anderson: Let's go ahead and get started here, it's 5:30. That clock is a little bit slow.

Mr. Kirchoff: It is

**PLEDGE OF ALLEGIANCE**

Mr. Anderson: First of all, let's go ahead and stand for the Pledge of Allegiance.

**DETERMINATION OF QUORUM**

Mr. Anderson: Thank you all. Now let's move to our determination of quorum. Jennifer, our President, could not be here today so I'm taking her place in charge, so yay for you guys. Let's start taking roll:

Kent McPhail- here

Lance Angle- here

Jessica Elston- here

Bill Kirchoff- here

All right, we do have a quorum.

**CONSNET AGENDA**

Mr. Anderson: So, with that being said, let's move through the consent agenda. First off, we have approval of the minutes from the July 1, 2019 meeting. Has everyone had a chance to review those? Any questions, thoughts or concerns on those?

Mr. Kirchoff: I move to approve them.

Mr. Anderson: All right, do I hear a second?

Mr. Angle: Second

Mr. Anderson: All those in favor?

(All ayes)

Mr. Anderson: All those opposed? Motion carries.

**OLD BUSINESS**

Mr. Anderson: All right, next we're going to move on to old business. First, we have an update on Downtown Redevelopment from Todd Cook.

Mr. Cook: Thank you. As has been done the last few meetings, we distributed the schedule to give everybody an idea of kind of where we are in the process with the Parking Structure, the Town Hall and the CAC, and the Barlow mixed-use project. I think Cam is going to talk a little bit more about the Barlow later. This time around we also had BF&S supply kind of a more colorful update on the projects. So, I don't know, maybe my Excel spreadsheet will eventually get phased out or nobody will pay attention to it. You know, with the Parking Structure, on my schedule, we show that as 20% complete. The pier foundations are 80% complete, the first

columns were poured this week. So, it's really coming out of the ground. And although I am not an expert on concrete, I've heard people rave about the smoothness of that concrete. So, I guess it's really nice, Tim especially loves it. If you had a chance to look at the BF&S description... it was also two-sided, so I think the PDF just came across as two-sided, I hope both sides were on there.

Mr. Kirchoff: Todd, it's just the one page.

Mr. Cook: Just one page on the PDF? All right, well I'll go back and scan the back half because I just noticed it was two-sided, so I wondered about that, thanks. The Cultural Arts Center and the Town Hall...

Mr. Angle: Hey, Todd. Before you move on from the Parking Structure, just a quick question; I saw in the BF&S report that there's already starting to be some solicitation on the available space for lease. Do you know who's heading that up?

Mr. Cook: I am, with Kim from BF&S. We're putting together some cut sheets, we've got a referral from Shelby's broker as well. Prospects that they can't use they're going to pass along to us.

Mr. Angle: Oh, okay.

Mr. Cook: We're going to give that a try.

Mr. Angle: Is there an opportunity to put up some type of advertisement on the construction site saying that there is space for lease?

Mr. Cook: Well, we're working on that permitting process. That's being hashed out, so yeah, we will do that.

Mr. Angle: Thank you

Mr. Cook: I think we do have the structure of that, we just haven't quite been able to implement it yet.

Mr. Angle: Sounds good.

Mr. Cook: Any other questions on the Parking Structure? The Cultural Arts Center and Town Hall; the schematic designs are 95% complete. The next big hurdle will be selecting a developer. Proposals were due today actually, and we received, I think, four proposals on that. They were all very qualified firms and we will be reviewing those over the next few days and hope to have a developer selected very soon.

Mr. Angle: Can you remind us, who's on that committee to review those bids?

Mr. Belcher: A downtown group, basically a group that the Council appointed...

Mr. Angle: Got you, okay

Mr. Belcher: So that Todd and other town staff supporting them can help score the submissions.

Mr. McPhail: Aaron and Butler... Dave Lahey.

Mr. Angle: Okay, great, thank you.

Mr. Cook: So, more to come on that real soon. Let's see, what do we have.... there's been some utility and drainage work getting started at Krewson. The schematic design is complete on Krewson, so we'll be plowing forward. Of course, we really... getting that east/west transit will be important once we get under construction. Any other questions about the CAC or Town Hall at this time? As far as the quick update on the Barlow; obviously, I would say that demolition is 95% complete now and compaction. We've had the Two Chicks Whiskey business reach out to

us because they were using that parking lot. So, we're talking with Shelby about maybe going back in and creating some temporary parking, at least until they need that space. So, we think we'll be able to accommodate some of their parking needs there in the short term. Of course, they can use the lot that we've leased from First National Banks as well. But it made a difference in the appearance of Downtown as you approach from the east. And then as I mentioned, Cam will give us an update on the status of the project agreement and the next steps there as well. Any other questions on anything happening in the Downtown?

Mr. Angle: Nope

Mr. Cook: All right, thanks.

Mr. Anderson: Thanks, Todd. Next up on old business we have an update from the Community Development Corporation from Cam Starnes.

Mr. Starnes: I think I'm able to keep this brief. As of the last month, we presented that the CDC had closed on 131 North Center, Sarah Walsh property, which sort of abuts the Parking Structure project. They have not made additional acquisitions since that time. The one thing I would mention, if you'll recall, the CDC did acquire 116 and 118 Main Street in order to facilitate some electrical infrastructure relative to the Parking Structure project across the alley. There were two lots behind that Main Street property that were needed by Duke to be able to place, I think, transformers there. So, we did buy that property last year and we now have some interest in a potential sale of the building and the two parcels that it sits on. We're sort of vetting that now, which could be a good result. But we had to make that acquisition. The seller would only sell all of it at once and we ended up with a building that we may be able to sell to the next user and it looks like it will be something positive Downtown, an office use with potential residential above. It would be a good little project, given that the Town now has those back lots it needed for the parking structure. So, we're looking at that and of course, focused on potential acquisitions relative to the infrastructure project that would alleviate traffic around the Town Hall/CAC project in conjunction with Butler Fairman, the Town's engineering core working on that project, as to what properties are in the way and making contacts with landowners to be able to facilitate that project. Unless Bill has anything to add, I think that's the update, from my perspective, as to the CDC. Any questions?

Mr. Angle: Have you made any progress with the Stanley parcels?

Mr. Starnes: Yes, we have met with the family. We also had, through Tim, some interest from a private developer, looking at that as a potential nine percent tax credit project. I met with them, that Keller Development, they did a project over near Walmart, I think, just off of U.S. 40, Kinnley Court, that was their project a couple of years ago. I think, from Town staff at least, the experience working with Keller, they're out of Ft. Wayne, was positive. So, their interest in the Stanley property, I think was well received, with Greg Keller. Their timeline would have them applying for credits in July of 2020. I think the thought had been the Town may be able to facilitate direct kind of dealings with the family where Keller might be able to buy that directly from the family. We're not sure that the timing would work. Keller wouldn't want to close on the property until... unless and until it got its credits, you know, September of 2020. I think the family would like to sell the property more quickly than that, but we continue to keep in contact with them about that and I think we may go ahead and have the property appraised so that we know, kind of what the value might be because it's kind of an open question otherwise.

Mr. Kirchoff: We've received the appraisal.

Mr. Starnes: We have? Okay.

Mr. Kirchoff: I sent it to you.

Mr. Starnes: Okay, I've not seen it yet. So yeah, we're still looking at what's the best way to kind of attack that in a way that would open it up for future redevelopment potential.

Mr. Angle: Sure

Mr. Starnes: We know there are some environmental questions to solve that should be solvable but there are plenty of factors, certainly.

Mr. Angle: Okay, great, thank you.

Mr. Starnes: It's a priority, we did talk about it at the last Board meeting and we are continuing to talk to the family too.

Mr. Angle: Great, thank you very much.

Mr. Starnes: Yep, thank you.

Mr. Anderson: Thank you, Cam.

## **NEW BUSINESS**

Mr. Anderson: On to the next item on our agenda, new business. We have an amendment to Bond Resolution for East & Main Flats from Andy Kleiman.

Mr. Angle: Nope, he defers to Cam Starnes.

Mr. Anderson: Welcome back Cam.

Mr. Starnes: Thank you. If you'll recall, and I don't remember the date off of the top of my head, but the Redevelopment Commission previously passed a Bond Resolution relative to the Barlow project. I think we're all keeping up with the name change, East and Main Flats to Barlow, I tend to use them interchangeably. I think in the Bond Resolution it's called East and Main Flats, that we're now calling the Barlow project. In the Bond Resolution there were a couple of details about how the Town can then go about doing the parity test that it has to do to issue those bonds on parity with existing obligations from the U.S. 40 TIFF. The Town's Municipal Advisor pointed out to us that there is some language in there that they wanted us to amend just to make sure that they can take into consideration tax abatements that are rolling off on a schedule, in making that parity test and the coverage evaluation that they do relative to Debt Service and the Revenue on that side. So, very, very, in the weeds Bond stuff, but a couple of tweaks that they wanted us to make just so it was clear to them that they could consider if there's an abatement that's going to be less, and therefore the revenue is going up year over year, they can make that projection and consider it as they weigh the coverage of the Bond Service on these new Bonds versus the income that they would anticipate. I think they thought it was not entirely clear under the terms of the prior Bond Resolution, so they asked us to have you all pass kind of an amended Bond Resolution to make that change. I think that's really what it amounts to. So, nothing material...well, I shouldn't say that, it's material...Baker Tilly, they would take umbrage with my statement... material to how some of those details come together in terms of making the parity test and the coverage test. So, I wanted to make sure you were all aware, that was the goal of the amended Bond Resolution. Any questions?

Mr. Angle: No, I think it's smart to define it like that, actually. I made a lot of sense.

Mr. Starnes: Yeah

Mr. Angle: We want to make sure we use it in the future applications.

Mr. Starnes: Yeah, it does makes sense because there are abatements on the properties in the U.S. 40 TIFF, so we need to be able to measure where they come in year over year as they roll off, is important.

Mr. Anderson: All right, thank you for that. Any questions, any other questions? Thank you, Cam. Next on the agenda is Real Property Tax Abatement for Harper's Crossing, this is with Todd Cook. We can skip if you want to, since Cam is already up there, we can move to the Amendment to Project Agreement with East and Main Flats, since we're already talking about that.

Mr. Starnes: It's up to you.

Mr. Anderson: Go for it.

Mr. Starnes: Okay, since we're here. This relates to another Resolution of course, that's before you, and I should have mentioned the Bond Resolution. There is a Resolution before you later in the agenda to approve. That amendment to the Resolution, those are the changes that we'll make. As to the project agreement... of course, again, on the Barlow project, as we discussed in the Council work session, the developer came back to the Town a few weeks ago to talk about some construction costs, sort of overages based on the projections when we initiated the project agreement. The essentially identified an additional gap that they were asking the Town to fund. So, we kind of took stock with the Council and they approved the staff and me to kind of see if we could work through that and what the options were to solve that and negotiate with the developer. We had then a good meeting with Rebar last week, they are at around 75% construction drawings right now actually, and the initial numbers that they put in front of us, back probably a month ago or a little more, identified an additional gap ask of the Town of about \$840,000 between Town fees... really utility connection fees and park impact fees specifically, and just additional sort of construction cost escalation. Since they met with the developer last week, that number is now \$640,000, as they've managed to find some find some efficiencies and now there's less contingency in the construction numbers coming back from the subs. And that is comprised of, I think Tim has estimated the park impact fees at... let's see, where's the number in my notes... around \$111,000 and in utility connection fees, about \$280,000. Because of I think some misunderstanding on the developer's part, that was never in the Performo. We had been clear in the project agreement, in my opinion, that those fees were never going to be waived. I think there was just some misinterpretation on the developer's part. So, it was never in the program, in the Performo. So, that's now what kind of drives the gap. The other is... and that leaves about \$240,000 to make up that additional ask. I think, like we said to the Council, we have seen that the equity partner had reduced its profit expectations a little bit. We've seen some trimming to get to that number. So, in terms of a proposed way to get there, should the Town wish to proceed; there is, under the Bond Resolution that was previously passed and will now be amended, the not to exceed for the East and Main Bonds was set at \$4.2 million. If the Town were to issue those Bonds at a par amount of \$4.2 million, the net proceeds according to Baker Tilly, would be about \$3.66 million. Which is about \$250,000 more than they're projected to get out of there, in order to make that part of the Town's obligation on the payment. So, there's some room there. And then in speaking with the Town, there's thought about maybe asking the Council to consider waiving park impact fees and funding the utility connection fees out of EDIT. So, that is one way to sort of attack this. In terms of how it would impact the Redevelopment Commission; it really would amount to authorizing Baker Tilly to issue those Bonds at \$4.2 million par amount instead of \$3.9 million par amount. The other points would be kind of up to the Council to approve. In exchange, we've talked to the developer about increasing the amount of return to the Town if there were construction cost savings based on the guarantee maximum price that I think we'll have by August 21<sup>st</sup> or so. And to also increase the Town's share of any over performance in the Net Operating Income under the terms of the project agreement to 35% from 33%. So, that would be sort of the negotiated concessions on the developer's side. Let's see, what else did I want to touch on there? I think by and large that's an approach that the Town could take. This Resolution would just authorize the President to execute an amendment to the project agreement to make those changes on behalf of the Redevelopment Commission. Again, this is a multi-party agreement, the Redevelopment Commission is a party, the Town is a party, and the Community Development Corporation is a party. So, there would be some further approval needed from the Council on the fee side and I think the CDC's terms would remain the same. The tweaks would really be, the Redevelopment Commission, which has already authorized \$4.2 million, but would say to Baker Tilly to issue them for that amount in exchange for those percentages increased from the developer on construction savings and NOI over performance and then the Council will consider in a couple of weeks whether or not to agree to attack the fees through waiving it or funding through EDIT. So, they're related, but each Town body roll on the project agreement... What questions are there?

Mr. Angle: So, this Resolution just enacts the Commission President and Town staff to negotiate and execute any agreements or ancillary agreements associated with the project agreement?

Mr. Starnes: Yes

Mr. Angle: But in order for the project agreement to be fully amended and executed, it still has other authorizations that are needed from the Council?

Mr. Starnes: Yes, yes

Mr. Angle: Not just waiving fees?

Mr. Starnes: So, in order to, I think... and I should also say the prior Resolution that authorized this project agreement from the Redevelopment Commission, authorized the Redevelopment Commission President to execute any amendments. Our thought was, this is a material one that we wanted to bring back to you. The fees I think, are outside the providence of the Redevelopment Commission and would need to be addressed by the Council.

Mr. Angle: Agreed, I agree, I'm just wanting to make sure there's checks and balances. Like, if this is approved, and then off we go and then the next thing we hear about is the amended project agreement with the terms that all of the staff has negotiated.

Mr. Starnes: I think from here, in terms of process, it would then come to the next Council meeting to talk about the fees in particular and the overall approach.

Mr. Angle: Okay, good.

Mr. Kirchoff: And the proposed modifications.

Mr. Angle: Yeah, I agree.

Mr. Starnes: Along with the proposed modifications. So, it really kind of has to... because the RDC will issue the Bonds, it needs to have this approval from the Redevelopment Commission. There definitely is some approval needed from the Council as well, and I think without both, it doesn't go.

Mr. Angle: So really, the RDC... do we also need to provide authorization or direction to release the Bond at the par amount of \$4.2 million, or is that just maybe understood?

Mr. Starnes: It's already in the Resolution as the not to exceed amount.

Mr. Angle: I see, okay. So, there's no action really needed.

Mr. Starnes: You already have approved that amount. If you recall the term sheet of the LOI that we had with the developer, it split the private/public participation at... set the public participation at 33%, one third of a \$21 million project. That actually doesn't appear in the project agreement. The details of that will be in ancillary agreements that will be executed at the closing with the developer. So, that doesn't relate to many tweaks to the actual project agreement...

Mr. Angle: Okay

Mr. Starnes: ...it will just be authorization for us to make sure that the funding agreement that's part of our closing with the developer is specific as to the amount. And I think when Baker Tilly ran their numbers for their feasibility, they did it at... just added some cushion in there because they didn't know how it would net out. That being in there means that we can access that and solve this, which is kind of fortuitous really, but it really just amounts to issuing them at that amount as opposed to lesser. Because if they were going to stay...

Mr. Angle: Okay, I just wanted to make sure how it relates to going to the max.

Mr. Starnes: Not on that.

Mr. Angle: Okay

Mr. Starnes: Yeah, they were just going to issue them for less to net out what was in the term sheet for the LOI.

Mr. Angle: I'm good, thank you for answering my questions.

Mr. Anderson: So, the Resolution is just to approve these changes then? And so that the Council can vote on it?

Mr. Angle: The Resolution is just to provide authorization for the Commission President and the Town staff to take all necessary and proper actions to execute an amendment to the project agreement.

Mr. Starnes: Yeah, so this is the reauthorization of the President's ability to execute the amendment to the agreement.

Mr. Anderson: Okay

Mr. Angle: This Resolution doesn't have anything to do with new terms or fees, waiving or anything of that nature.

Mr. Starnes: Yeah, it's a little more basic than that. It was also an opportunity to talk to you about where we see the deal potentially going.

Mr. Anderson: Sure, and so, when we look at the new agreement where it talks about waiving the fees... when we vote on this, we're not voting to waive the fees, we're voting to...

Mr. Starnes: Right, because I don't think you can.

Mr. Anderson: Okay

Mr. Kirchoff: Right, that's not our purview.

Mr. Anderson: Sure

Mr. Starnes: It kind of all moves together in a package but each Town body had its own kind of roll in this project, and yours is limited, really, to the Bonds.

Mr. Anderson: Right. And then, I guess my next question would be... I know our purview is limited here but the changes, the other changes, where you're upping the share from 33% to 35% and also capturing the reimbursement from \$0.75 to \$0.90... that should help recoup the costs of the additional?

Mr. Starnes: Right

Mr. Anderson: Okay

Mr. Starnes: Yeah, those points are favorable to the Town.

Mr. Anderson: Sure

Mr. Starnes: If there are, and I know there were some... we talked about this in the Council work session; there's plenty of reason for skepticism that there would be any construction cost savings, but one thing we did learn last week, that I think was new information to us, Rebar, the developer, is currently doing a project, a mixed-use project in downtown Noblesville. Their General Contractor is the same here and the construction numbers that inform these numbers do not include the discount that they would hope to negotiate with subcontractors that they would put to work on both projects. So, there may be some efficiencies there that may lead to savings, we'll see.

Mr. Anderson: Sure



Mr. Starnes: So that would increase that percentage, 90% of every dollar would come back...

Mr. Anderson: Right

Mr. Starnes: ...and the Town could use that to, whether it's to repay those utility fees or otherwise, it would be money coming back. Also, if the project beats its Net Operating Income... which means, the equity partner is getting its return, Debt Service payments are being made, minimum tax payment is being made and everything's good... if the deal does better, if the project does better, 35% of that now as opposed to 33% would be paid to the Town annually....

Mr. Anderson: Sure

Mr. Starnes: ...of that overage. So, those are kind of the concessions that we look to get in return, so to speak.

Mr. Anderson: Any other questions?

Cam, can you go over the timing?

Mr. Starnes: Yeah, that's a good point. Timing is the other key amendment we have. It changed the outside closing date; it would set it at September 15<sup>th</sup>. I think the hope is to close sort of the last week of August. The developer informed us last week that the deal was... they've got, they're working with Horizon Bank on the private financing for the developer which would be part of our closing with the developer, closing on private financing. They've got an appraisal that's due tomorrow or Wednesday. They went to credit committee, I think, at the end of last week. So, things are on track to close in August with private financing. The September 15<sup>th</sup> date just gives a couple of weeks of cushion. We've talked about somewhere in the 21<sup>st</sup>-25<sup>th</sup> range for closing ideally. So, things seem to be on track on the developer's side for that. If the Redevelopment Commission and then the Council were to approve these tweaks, we think we could get closed in August. Again, as Todd mentioned, demolition is completing, and I think construction would begin then in September.

Mr. Anderson: Okay, thank you. Any other questions? All right, thank you Cam.

Mr. Starnes: The one other point about timing, just so everybody is clear; we learned last week that the developer anticipates 100% construction drawings by August 14<sup>th</sup>. It usually takes about a week for the GC to kind of review those and vet those and start to send them out. They would hope to get to a... we've obligated the developer in the project agreement to get a guaranteed maximum price from its GC and they would hope to have that price sort of around the 20<sup>th</sup>-21<sup>st</sup>, from the GC for the project. So, that would also line up to a late August closing after which the project agreement allows 21 days to then actually do the Bond sale and fund. So, just in terms of coordinating with Baker Tilly; if the appraisal came back and the Commission were to approve, they would probably send terms around to banks later this week just to get some feedback to be able to then inform closing with the developer in late August. We would then have a Bond closing after that because we have three weeks or so to then close and fund the Town's portion.

Mr. Angle: Thank you so much for the updates. It really helped, appreciate it.

Mr. Anderson: All right, next on our agenda we have the Real Property Tax Abatement for Harper's Crossing, LP.

Mr. Cook: Yes

Mr. Angle: Now was this also titled Woda/Cooper?

Mr. Cook: Woda Cooper is the developer and Greg Mustric, Vice President of Woda is here tonight to answer any really tricky questions that might come up. Generally speaking, Woda Cooper is pursuing the 9% tax credit through the IHCDA. Their site is the vacant parcel behind the Burlington Coat Factory. So, if you're you know, looking out the window from level 2, you see this overgrown marshy looking area and they have been working with the owners of the



Burlington; Core Properties is their name, to acquire that site. So, that tax credit, the 9% tax credit is a very competitive tax credit. Typically, there's about eighty proposals for that and maybe you might get fifteen projects throughout the state of Indiana. There's a Qualified Allocation Plan, or QAP as it's called, that sets forth the scoring criteria for these projects and one area that we're addressing through this Tax Abatement is if the community participates at a level of 1% of the total development costs either through a Tax Abatement and/or we have another project that we're working with, or we have some excess right-of-way that we're going to give to the project that equals about 1% tax credit is recognized to achieve that goal. So, you know, the project is about \$12.7 million estimated cost, so we're getting in there at about \$130,000 in a Tax Abatement. So, we'll just kind of back into that number, I think we're proposing a three-year Tax Abatement to achieve that goal. The project itself is about 60 units and they will be income restricted units that are targeted toward families making 30-80% of the Area Median Income. So that, the AMI, will be dependent upon you know, what type of individual is in that unit, you know, whether it's a one person, two person, or you know, maybe a three person family, something like that. I think there are fifteen proposed on bedrooms, 30 two bedrooms, and 15 three bedrooms. The project appears to score really well on the QAP. We also gave them a letter where if there's infrastructure improvements nearby, they can get an extra point for that as well. The state is actually resurfacing U.S. 40 soon, so we're able to get credit for that and it costs us nothing. So, that's kind of a quick overview of that Tax Abatement. We think it's a good project. We got familiar with Woda Cooper last year when they had proposed another site in Town that just didn't work out, so we're glad they're back and we wish them luck. Any questions about the Tax Abatement project itself? I'm sure Greg would be happy to answer any questions.

Mr. McPhail: What's the timetable, Todd, when they get a response?

Mr. Cook: Applications were due last Monday, and Award Date is the end of November.

Mr. Mustric: Yeah, middle to the end of November.

Mr. McPhail: Thank you

Mr. Cook: Any other questions?

Mr. Anderson: I've got a question. So, what's the schedule of the three-year Tax Abatement?

Mr. Cook: If it's a traditional schedule it's 100-66-33.

Mr. Anderson: So, is that what we're just...? Okay, then my second question is; I was looking through the request and it said that \$12.7 million, right, but then it said it was only worth \$3 million after the improvements. So, can you justify...?

Mr. Cook: I think that might be the... I don't think that's the total cost, I mean I don't think they would sell it for \$3 million. I think that might be the value of the land.

Mr. Anderson: Okay. All right, any other questions? All right, thanks Todd.

## **RESOLUTIONS**

Mr. Anderson: Moving on to the Resolutions; we have Resolution No. 2019-13 Amendment to Bond Resolution of The Plainfield Redevelopment Commission Regarding the Plainfield Redevelopment District Taxable Tax Increment Revenue Bonds Of 2019 (East & Main Flats Project)

Mr. McPhail: Move to approve

Mr. Angle: Second

Mr. Anderson: All those in favor?

(All ayes)

Mr. Anderson: All those opposed? Next we have Resolution No. 2019-14 Resolution Approving Real Property Tax Abatement Application-Harper's Crossing Limited Partnership.

Mr. Kirchoff: So moved

Mr. Angle: Second

Mr. Anderson: All those in favor?

(All ayes)

Mr. Anderson: All those opposed? Third, we have Resolution No. 2019-15 Resolution of The Plainfield Redevelopment Commission Approving Amendments to Project Agreement with East and Main Flats, LLC

Mr. Angle: Move to approve

Mr. McPhail: Second

Mr. Anderson: All those in favor?

(All ayes)

Mr. Anderson: All those opposed? Motion passes.

#### **WISHES TO BE HEARD**

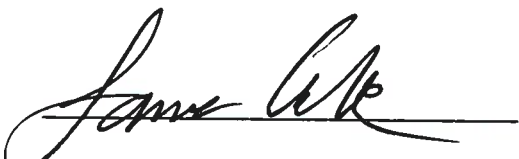
Mr. Anderson: Finally, we have wishes to be heard. Do we have any people who wish to be heard?

#### **ADJOURNMENT**

Mr. Anderson: Seeing none, our next regularly scheduled RDC meeting is Thursday, September 5, 2019. And we will adjourn



John Anderson, Vice President

  
Lance Angle, Secretary