Monticello Redevelopment Commission

Meeting Date 1/20/26

Present:

Members	Guests
Tracey Davidson	Attorney George Loy
Holly Moore	Dave Patty – Council member
Mayor Sims	Shanda Cortez – Clerk Treasurer
Bill Misenheimer	Jason Miller – RMA
Eric Becker	

Duration –40 minutes
Start time – 5 pm
Call to order, Courtney Bradshaw

Topic	Actions & Timings
Treasury Report	Bank of Wolcott account balance: $86,634.72 as of 12/31 Shanda noted that future bank statements will be closer to ~$1M as TIF will be included. Bill requested we keep track of Patronicity vs TIF.
Old Business **1. MRC History**	1. Bill provided a history of the MRC for new members including a list of past members and updates by year from 2012 to present. Highlights include a history of the parking lot ownership, the building of the fire station, SOMA, Patronicity grant for $100k for the pavilion, riverwalk history, etc. Great appreciation was shown for the time served by the late Kenny Houston. Jason to email MRC members a copy of the riverwalk plans. George to give members a redevelopment commission overview in the near future. He reminded members that the MRC reflects policies of the mayor.
New Business **1. Election of officers/Reorganization of MRC**	- President: Tracey nominated by Eric, Holly 2nd – all approved - Secretary: Bill nominated Holly, Tracey 2nd – all approved - Treasurer: Shanda by statute - Vice President: Bill nominated Eric, Holly 2nd – all approved - Voting members: Bill and Mayor Sims
Misc	- Meeting series between Jason and Morphy is the first and third Wednesday of the month. Next meeting is tomorrow (1/21) at 1 pm. Tracey to begin attending these meetings - 2026 meeting schedule: MRC to meet on the 3rd Wednesday of the month at 6pm. Jason M to send a calendar hold to members - Change orders wrapped into one: • EWA03 – add cost for unforeseen conditions of storm pipe: $19,402.91 • EWA04 – elimination of the storm sewer removed from the scope of work: $59,864.03 deduction

	• Net deduction of $40,461.12 with 5 day contract extension • Bill motioned to go forward with the change orders, Eric 2nd – all approved - The Mayor distributed the book "Economic Development is Still Not for Amateurs!" for MRC members to read. The mayor highlighted the importance of the speed of a deal - MRC relationships of note: • Baker Tilly / Matt Eckerle is our TIF counsel • Barns and Thornburg – bond counsel • Historically worked with Reedy and USI - Brief discussion on how the downtown apartment project will impact MRC parking lots. Bill cautioned building on existing parking lots.

Tracey motioned to adjourn the meeting, Eric 2nd, all approved

Meeting adjourned at 8:40 pm – minutes submitted by Holly Moore