

## Monticello Redevelopment Commission

Meeting Date 2/17/26

Present:        Members  
                  Tracy Davidson  
                  Holly Moore  
                  Mayor Sims  
                  Bill Misenheimer  
                  Eric Becker

Guests  
                  Attorney George Loy  
                  Dave Patty – Council member  
                  Shanda Cortez – Clerk Treasurer  
                  Tim McQuinn – Council member

Duration – 30 minutes  
 Start time – 7 pm  
 Call to order, Tracy Davidson

Topic	Actions & Timings
<b>Approval of Minutes</b>	Bill motioned to approve the minutes from MRC meeting on 1/20/26 as presented, Holly 2 <sup>nd</sup> – all approved
<b>Treasury Report</b>	Bank of Wolcott account balance: \$86,702.37 as of 1/31  Shanda is closing out 2025 before adding in the TIF funds as mentioned in the last meeting  Shanda mentioned we should note there was an RMA invoice of \$24,150 for project management and construction services already approved
<b>New Business</b> 1. <b>Approval of Baker Tilly Invoice #BT3467876</b>  2. <b>Approval of Baker Tilly Invoice #BT3467877</b>	<ol style="list-style-type: none"> <li>1. Invoice amount: \$17,610 for TIF revenue updates; Bill motioned to pay the invoice from the TIF funds, Eric 2<sup>nd</sup> – all approved</li> <li>2. Invoice amount: \$14,795 for researching proposed housing developments. There is a question of who should pay the invoice as the services are dated early 2025 and the MRC did not hire Baker Tilly until the fall of 2025. The invoice is also addressed to the City of Monticello rather than the MRC as Invoice #BT3467876 is. In the future, any conversation with a vendor that MRC is liable to pay for, MRC members should be a part of the conversation. The invoice is to be tabled for now. The mayor is going to call Matt Eckerle and see if it's possible to split up the invoice, determine if they city should/will pay it, or if the MRC should pay it. The mayor explained that more invoices should be expected because of the many conversations that have been had with BT on the TIF residential project.</li> </ol>
<b>MISC and all other matters:</b> 1. <b>Addendum #2, Item #2, Modular Block Wall color change</b>	<ol style="list-style-type: none"> <li>1. In last month's RMA/Morphy meeting that the color originally planned for the modular block wall is no longer being made. It was determined the "natural" wall color should be used going forward. Eric motioned to use the "natural" wall color, Bill 2<sup>nd</sup> – all approved.</li> </ol>

<p><b>2. Revised Driveway Plan per INDOT</b></p> <p><b>3. Updated meeting series</b></p>	<p>2. There is a need for a different grade ramps coming into the parking lot of the riverwalk trail from US 24. Jason Miller is coordinating this change with USI and INDOT as this was a flaw in the original USI design. The updates will be filed to area plan.</p> <p>3. Going forward the MRC will meet on the 3<sup>rd</sup> Monday of the month at approximately 7:15 pm. The next meeting will be March 16<sup>th</sup> at 7:15 pm.</p>
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Eric motioned to adjourn the meeting, Holly 2<sup>nd</sup>, all approved

Meeting adjourned at 7:30 pm – minutes submitted by Holly Moore