



# RURAL. REIMAGINED.

Accelerate Rural Indiana  
Regional Development Authority  
314 West Washington St.  
Greensburg, IN 47240  
[accelerateruralindiana.com](http://accelerateruralindiana.com)

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**Accelerate Rural Indiana  
Regional Development Authority  
Development Board Meeting  
Friday, February 9<sup>th</sup>, 2024  
1:00 pm**

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## Meeting Minutes

**CALL TO ORDER:** The Development Board of the Accelerate Rural Indiana Regional Development Authority (Development Board) met on the above date and time at 314 W Washington St, Greensburg, Indiana 47240. Andy Saner called the meeting to order at 1:08 p.m.

**ROLL CALL:** Bruce Everhart, Andy Saner, and David Toll answered roll call. Bryan Robbins and Virgil Bremer were absent.

**REPORT OF SECRETARY/TREASURER ON GIVING NOTICE OF MEETING:** Everhart reported that proper notice of the meeting had been given in consultation with Indiana's Open Door Law and legal counsel.

**APPROVAL OF MINUTES OF PREVIOUS MEETING:** Minutes from the January 11<sup>th</sup>, 2024, meeting of the Development Board were presented. Everhart moved to approve the minutes as presented. Toll seconded the motion. Motion was approved.

### REPORTS OF OFFICERS, CONSULTANTS, AND STAFF:

- **Officers** – Everhart presented the current balance of the Development Fund as the Secretary-Treasurer's report. Gordon presented the Development Fund's Statement of Activity by Class report for the month of January. Everhart noted that READI 2.0 contributions have been received from all ARI members and deposited. Everhart and Gordon have completed training from RBSK on Quickbooks and Billpay processes.
- **Consultants** – Mason Gordon provided a consultant report on behalf of HWC Engineering:
  - **Project Updates** –
    - **Disbursements:** Gordon shared that a total of \$2,493,723 of READI funds have been disbursed to the region's projects to-date. Gordon added that there are disbursements of \$4,576,672 pending approval in the Grants Management Tool. Gordon also noted that all READI funds had been disbursed to the Diamond Pet Foods project making it the 5<sup>th</sup> ARI READI project with funds fully disbursed. Gordon announced that IEDC has released a project-close out process for all fully disbursed projects. Gordon will initiate this process for applicable project after the READI 2.0 application submittal.
  - **RDA Updates** – Gordon provided a report on the Fiscal Agent transition.



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- **Fiscal Agent:** Gordon has received confirmation from IEDC that the amended grant agreement has been signed by IEDC and an executed copy should be provided to the region in the near future. The ARI RDA is now the official READI Fiscal Agent for the region. In addition, a sub-agreement has been drafted and will be distributed to projects for execution upon receipt of the executed amended grant agreement.
  - **Q1 READI Quarterly Forum** – Gordon shared that the ARI region has been selected as host for the Q1 READI Quarterly Forum. On February 27<sup>th</sup>, all Indiana READI regions will gather at Horseshoe Racing Casino in Shelbyville to hear updates from IEDC. ARI leaders will be given 30-45 minutes to present to the forum and highlight the region.
  - **READI 2.0 Updates:** Gordon provided an update on READI 2.0. The Development Board discussed the READI 2.0 site visit held on January 16<sup>th</sup>. Gordon noted that the READI 2.0 application will be submitted February 15<sup>th</sup> and asked the Development Board to provide any feedback on the READI 2.0 draft submitted to the Board prior to the meeting. Gordon shared he anticipates awards to be announced in April/May with project negotiations following over the summer.
- **Staff** - None

## REPORTS OF COMMITTEES:

- **ARI READI Steering Committee** –
  - **Meeting Report:** Everhart noted that the ARI READI Steering Committee's met on January 30<sup>th</sup>, 2024, to discuss the READI 2.0 application. Gordon noted that no meeting report was prepared and that all items discussed during the meeting were reflected in the READI 2.0 application draft reviewed by the Development Board. Everhart shared his positive takeaways from the meeting.

## OLD BUSINESS:

- **Old Business** – Everhart noted that a formalized invoice approval process is needed now that the ARI RDA has assumed READI Fiscal Agent duties. The Development Board directed Everhart and Gordon to draft a documented approval process.

## NEW BUSINESS:

- **Resolution 2024-01: Supporting ARI's READI 2.0 Application**
  - Gordon presented Resolution 2024-01 to the Development Board. The Resolution supports ARI's \$75 million application for READI 2.0 funding and approves the submittal of the application. The Development Board reviewed and discussed the resolution. Everhart moved to approve the resolution. Toll seconded the motion. Motion was approved.
- **Resolution 2024-02: Encouraging a Regional Housing Study**



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- Gordon presented Resolution 2024-02 to the Development Board. The Resolution encourages an updated housing study for the ARI region and directs Gordon to investigate the region's options to conduct the study. The Development Board reviewed and discussed the resolution. Everhart moved to approve the resolution. Toll seconded the motion. Motion was approved.
- **Invoices** – Gordon presented three invoices for approval and payment by the Development Board. Invoice #2023-162-S-9 dated 1/31/2024 from HWC Engineering totaling \$32,758.55 for READI 1.0 administration services and READI 2.0 planning services, #3214651 dated 2/8/2024 from Barnes and Thornburg totaling \$266.00 for legal services, and invoice #83897 dated 1/31/2024 from RBSK Partners PC totaling \$600.00 for accounting services were presented. The Development Board reviewed and discussed the invoices.
  - **RBSK Invoices** – Everhart noted that RBSK's \$600 invoice will be a monthly reoccurrence per the Development Board's agreement with RBSK. Saner moved to approve the reoccurring payment of no more than \$600 per month to RBSK. Toll seconded the motion. Motion was approved.
  - **HWC Engineering & Barnes and Thornburg Invoices** – Toll moved to approve the invoices from HWC Engineering & Barnes and Thornburg as presented. Saner seconded the motion. Motion was approved.
  - **Community Center READI Disbursement** – Gordon also noted that Rushville's Community Center has two READI disbursement requests totaling \$4 million pending in the Grants Management Tool. Gordon noted the disbursements are time sensitive. Everhart moved to approve the disbursement of \$4 million of READI funds to the Community Center, pending IEDC's approval and release of funds to ARI. Toll seconded the motion. Motion was approved. Gordon noted the approval process for future READI disbursements will need to be included in the Development Board's formalized invoice approval process.

**ITEMS NOT KNOWN IN ADVANCE: None**

**ADJOURN:** There was no further business to come before the Development Board. Toll moved to adjourn. Everhart seconded the motion. The motion carried and the meeting was adjourned at 2:15 p.m.

Bruce Everhart, Secretary-Treasurer