

SPECIAL JOINT MEETING – JOHNSON COUNTY BOARD OF COMMISSIONERS AND THE JOHNSON COUNTY REDEVELOPMENT COMMISSION (RDC)

August 25, 2025

RDC President Rob Henderson called the meeting to order at 3:30 p.m. County Attorney Tiffany Costley performed the roll call. The following members of the RDC were present: Rob Henderson, Commissioner Kevin Walls, Commissioner Ron West, Lee Money, Councilwoman Michele Ann Graves, and Scott Alexander. A quorum was present.

Opening of Public Hearing Concerning a Proposed Lease Between the Johnson County Redevelopment Authority and the Johnson County Redevelopment Commission

Mr. Henderson opened the meeting for public comment on the lease between the Redevelopment Authority and the Redevelopment Commission. No members of the public presented comments on the matter. Mr. Henderson closed the public comment portion of the agenda. Commissioner Walls informed the RDC of the election of Redevelopment Authority members. Brian Baird as President, Kevin Walls as Vice President, and Ron West as Secretary. Mr. Henderson then entertained a motion to adjourn the public hearing. Mr. Money moved to close the public hearing and Commissioner West seconded the motion, which carried unanimously.

Resolution 2025-RDC-1: Resolution of the Johnson County Redevelopment Commission Authorizing the Execution of a Lease Between the Johnson County Development Authority and the Johnson County Redevelopment Commission and Related Matters

Mr. Money made a motion to approve Resolution 2025-RDC-1. Commissioner Walls seconded the motion. The motion carried 5-0.

Mr. Henderson then opened the meeting of the Redevelopment Commission at 3:35 p.m.

Mr. Money made a motion to ratify the vote on Resolution 2025-RDC-1. Commissioner West seconded the motion. The motion carried 5-0.

Ratification of Raymond James Underwriting Agreement for the Lease Bonds, Series 2025

Attorney Costley clarified that this Agreement was already approved and that the RDC just needed to ratify the approval. Commissioner Walls moved to approve. Councilwoman Graves seconded the motion. The motion carried unanimously.

Approval of June 23, 2025 Special Joint Meeting Minutes

Mr. Money made a motion to approve the June 23, 2025 Special Joint Meeting minutes. Commissioner Walls seconded the motion. The motion carried unanimously.

Approval of Invoices

A. HWC Engineering Invoice #2500-075-A-2

Commissioner Walls moved to approve the HWC Engineering invoice. Mr. Money seconded the motion, which carried unanimously.

B. Ice Miller Legal Counsel Invoice #01-2534444 – Ratification

Mr. Money moved to ratify the Ice Miller invoice. Commissioner Walls seconded the motion. The motion carried unanimously.

C. Peters Franklin Ltd Invoice #16489 – Ratification

Commissioner Walls moved to approve the ratification of Peters Franklin invoice. Commissioner West seconded the motion. The Motion carried 5-0.

Redevelopment Commissioner 2026 Budget Projection

Attorney Costley clarified that these numbers were submitted for the first reading. She reduced the line items for office supplies and travel and training to comply with the County directive to engage in zero-based budgeting. RDC has historically not used these line items. She did, however, add money to the line items for profession services and clarified that the numbers submitted

could be revised if necessary. Councilwoman Graves stated that Council would be appreciative that RDC adhered to the zero-based budgeting directive. Attorney Costley signaled that RDC would need to ratify the budget submission. Councilwoman Graves moved to ratify the RDC 2026 Budget. Commissioner Walls seconded the motion. The motion carried unanimously.

2026 Meeting Schedule

Mr. Henderson stated that all meetings for 2026 would be held at 3:30 p.m. in the Auditorium. He then asked for a motion to approve the meeting schedule. Commissioner Walls made the motion. Mr. Money then stated that some of the dates conflicted with holidays. Attorney Costley clarified that this had already been addressed and that the RDC minutes were scheduled to coincide with the Commissioners' meeting dates. Councilwoman Graves seconded the motion. The motion carried 5-0.

Old/New Business

Amanda Rubadue from Aspire presented an update on her office's work to promote development in the County. They are currently working on a strategic plan update. Mr. Henderson asked about the year-to-date totals for visits and Ms. Rubadue confirmed that there were 28 visits, primarily with larger employers. Mr. Alexander asked whether the active projects with Aspire were close likely to close. Ms. Rubadue stated that she has confidence in one of the projects, as it is going through the public process right now in Greenwood. She also mentioned that there is another project that is showing promise.

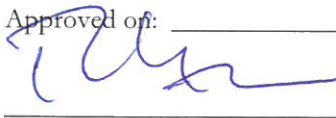
Commissioner Walls then invited Highway Supervisor Luke Mastin to provide an update on the road projects that are being financed by the road bonding. Mr. Mastin said that with the lower bond amount, the goal is to move projects through construction while making meaningful progress through design or ROW acquisition for other projects to put them in a better position to work on those projects moving forward. Further, he clarified that this gives the Highway Department opportunities to work on projects that would otherwise have significant delays due to funding needs.

Commissioner Walls then asked Jeff Peters of Peters Franklin Ltd. what the timeline for receipt of checks will be now that the County has approved the road bonds. Mr. Peters said that the sale will occur during the week of October 6 and that the bond closing will be October 20. Councilwoman Graves stated that the County Treasurer should be looped in so they know when the funds are arriving for investment purposes. She also stated that the Treasurer should be informed of the timeline for spenddown so they know how long the money will be available and in the account before being spent.

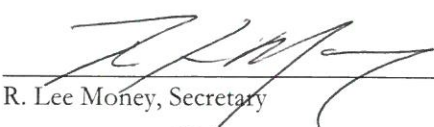
Adjournment

Commissioner West moved to adjourn. Mr. Money seconded the motion. The motion carried unanimously. The meeting adjourned at 3:53 p.m.


Approved on: _____



Rob Henderson, President



R. Lee Money, Secretary



Ron West



Kevin Walls, Vice President



Michele Ann Graves