

REGULAR MEETING

Pursuant of notice, Fred Buckingham, Chairman, called the meeting to order at 5:40 p.m., on September 10, 2024. Those in attendance: Fred Buckingham, Chairman; Beverly Matthews, Vice Chair; Jeff Wood, Director; Micah Sarabyn, Project Manager; Lou Savka, Triad Associates; John Thurman, Maintenance Supervisor; Thomas Garrett, Maintenance r; Jennifer Hess, Counsel for the District; Steve Brock, Therber Broker & Associates, LLC; and Ryan Heathco, Studio 317. Also in attendance were Christy Hayes, freeholder; Joseph Menendez, freeholder; Joseph Herring, freeholder; and Marsha Spears, freeholder. Not in attendance was Ms. Angela Wirth and Mr. Corey Foster

Mr. Buckingham opened the floor to the freeholders that had questions or concerns. Mr. Joseph Menendez, of Robton Street, voiced his troubles and problems with Robton Street and property. Mr. Menendez explained the issues of the street not being completed after SLB, the subcontractor of Inliner Solutions. After the point repair was complete, SLB filled the thirty feet by four and half feet hole with gravel then left it sitting uncomplete for over a month. This hole has caused a lot of grief for the neighborhood because the speeding cars are spreading the gravel that was once laid and the hole is getting deeper, which could cause potential damage to the cars. Mr. Buckingham knew what Mr. Menendez was referring to and urged Micah Sarabyn and maintenance staff to get to the issue resolved. .

Mr. Menendez and his neighbor, Mr. Joseph Herring, also informed the Board that after SLB completed the point repair, another company came in and jetted the main line without notice and causing damage to the homes. John Thurman confirmed that Inliner Solutions returned to the street to line this street. The lining required cleaning before the installation. Lou Savka informed both freeholders that there is a progress meeting with the contractors Thursday, September 12th, 2024, and the matter will be addressed and the contractors are held responsible for issues. Micah Sarabyn took their contact information to update them after the meeting on Thursday. Before leaving, Mr. Menendez shows pictures of the property damages to Mr. Savka.

Mr. Buckingham informed the Board that Ms. Christy Hayes, on behalf of her mother, Wanda Hayes, had a list of handwritten questions. The questions were read and answered. Ms. Hayes expressed these questions are what freeholders have for her and her mother and would like for them to be addressed at the Public Hearing on Monday, September 30th, 2024.

Mr. Thomas Garrett provided the Maintenance Report. Inliner completed approximately 5,000 LF of CIPP lining, SLB has installed 256 LF of PVC. The maintenance staff has replaced 24 manhole lids in the month of August. Mr. Garrett mentioned he has been working on updating Silversmith with the District's inventory and with all fast-food restaurants and other facilities with grease trap inspection to ensure that all facilities are being checked.

Mr. Jeff Wood introduced Marsha Spears to everyone in attendance of the Board Meeting. Mr. Wood explained he will not run for reelection in December and believes Ms. Spears would be good for the District, if she chooses to run. Ms. Spears briefly introduced herself and provided some information regarding her background. The Board went around introducing themselves and welcomed her to attend the other meetings..

Mr. Buckingham asked Mr. Savka, of Triad, to provide an update to the Board. Mr. Savka mentioned the progress meeting on Thursday. Mr. Savka also presented Inliner Solutions' pay claim, of \$242,095.50, and Triad's pay claim, of \$21,000.00, in the bill for the SRF project. Mrs. Matthews made a motion to approve the pay claims. Mr. Wood seconded the motion and Mr. Buckingham was also in agreement. Motion passed. Mr. Buckingham executed the documents presented to him. Mr. Savka stated that the SRF project seems like it will be completed in April 2024.

Mr. Steve Brock provided the financial report for the month ending in August of 2024. Mr. Brock reminded the Board the First Merchants Bond of \$2,500,000 closed on June 15th, 2023. The Bond was used to pay off the original BAN, televising projects, in the Biltmore Gardens area, including the cost for issuance. The bonds have a 4.38% interest rate and a 25-year loan term which began January 1, 2024, and will end on January 1, 2048.

Mr. Brock mentioned he has been working with Ms. Angela Wirth to gather the 2025 Budget and plans to meet with Angela when she returns to submit to the DLGF. Mr. Brock shared with the Board the Budget Estimate for next year, where he states the monthly user fee will remain the same for the freeholders.

Ms. Hess handed out the red line version of the Indianapolis Airport Authority (IAA) to the Board which she received from Jonathan Weinzaphel of the IAA for consideration by the Board. She also out the Tort Claim, the District has against City of Indianapolis, for the damages on Westbrook Ave. Mr. Savka informed Ms. Hess he would get back with her on the exact dollar amount of the claim. Ms. Hess then handed the proposed Board Compensation and Rate

Resolution to the Board to review before the Public Hearing. Ms. Hess also expressed the need to place a public notice with the Indianapolis Star for the September 30th Public Hearing before the 20th of the month.

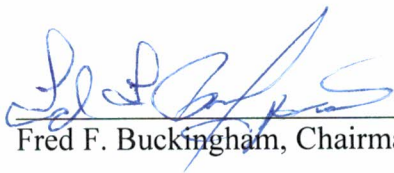
Mr. Heathco, of Studio 317, mentioned the increased usage of the District's website and the creation of the Fall Newsletter. Mr. Heathco has created a GoFundMe on behalf of Corey Foster and mentioned that some people are donating..

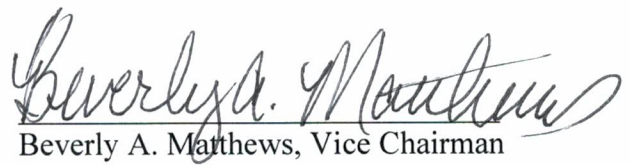
Ms. Sarabyn mentioned working on releasing the Spring 2024A paid liens, which consisted of 128 liens. The District filed 16 Businesses Liens before the September 1st deadline. Ms. Sarabyn has been working on the IAA parcels to confirm what is in the District and has found several parcels where part of the parcel is in the District and the other part is outside the District. The question was asked what to do if a property is partly inside or outside the District's boundaries. Ms. Hess indicated that she believes the parcels should be prorated based on the percentage within the boundaries, but will research and confirm. Ms. Sarabyn mentioned Gate Gourmet has been considered a contract customer from the beginning. However, they are within the boundaries so they should be considered as part of the District for purposes of the AV tax.

Ms. Sarabyn also addressed the quarterly newsletters and wanted to send the newsletters out on a regular basis so freeholders can know when to expect them. Ms. Sarabyn and Mr. Heathco decided that they will meet and discuss that will systemically work well for the freeholder to obtain the most recent and information. Ms. Sarabyn also informed the last 10 manhole lids were received from the previous order and the District is looking to complete a few more projects before the end of the year, if possible. Ms. Sarabyn also mentioned the District became aware of a property, whose basement was connected to the sanitary sewer system, which is in violation of the District's Ordinance 2006-1 from March 1965. The drain was disconnected and inspected by the maintenance staff. Ms. Sarabyn collected \$22,256.53 from contract customers.

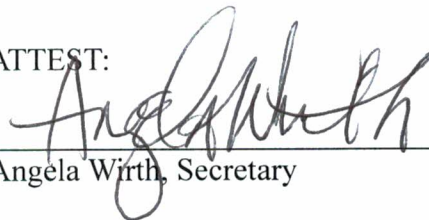
In Ms. Wirth's absence, the Board reviewed Ms. Wirth's notes on the agenda. Ms. Wirth reconciled August Chase Bank, Bank 2 Account, and the Trust Indiana Account. Payments continue to be made monthly 15th for the Principal and Interest to pay back BNY Mellon Bank for the SRF Loan. Ms. Wirth has been communicating with Ms. Hess to ensure everything is being taken care of as it pertains to Corey Foster and his leave of absence due to illness.

Mr. Buckingham asked if anyone had any additional comments or concerns, they did not. Ms. Hess provided the Board with the August Board minutes to review and approve. The minutes were approved. There being no further business to come before the Board at this time, Mr. Buckingham motioned to adjourn the meeting. The meeting was adjourned at 7:45 p.m. The next meeting of the Board of Directors will take place on Thursday, October 10th, 2024, at 9:00 a.m. at the Ben Davis Conservancy District Board Room located at 703 South Tibbs Avenue, Indianapolis, Indiana 46241.


Fred F. Buckingham, Chairman


Beverly A. Matthews, Vice Chairman


Jeff T. Wood, Director

ATTEST:

Angela Wirth, Secretary