

## REGULAR MEETING

Pursuant to notice, Fred Buckingham, Chairman, called the meeting to order at 9:05 a.m. on Thursday, February 12, 2026. Those in attendance: Fred Buckingham, Chairman; Beverly Matthews, Vice Chair; Angela Wirth, Finance Secretary; Sarah Kennedy, Administration & Finance with the Ben Davis Conservancy District; Jennifer Hess, Counsel for the District; Steven Brock, MBA, CPA Municipal Financial Advisor; Lou Savka and Darrin Garrett, VS Engineering; John Thurman, Maintenance Department; Brandon Cook; Maintenance Superintendent; and Brian Daviau, Maintenance Department. Also in attendance was Ms. Christy Hayes, Freeholder; and Stacie Jasorka, Michelle Shelburne, and Erica Schneider on behalf of Sanctuary Indy. Absent was Ryan Heathco, Director and Mrs. Micah Sarabyn who is on maternity leave.

Mr. Buckingham opened the meeting at 9:05 a.m. He asked all guests to introduce themselves. Ms. Shelburne is the Executive Director of Sanctuary Indy, Ms. Jasorka is the Coordinator and Ms. Erica Schneider is the Community Outreach Director. Erica Schneider presented an in-depth overview of Sanctuary Indy's mission to support chronically homeless individuals through the development of tiny homes and a community center. The project aims to mimic successful initiatives in Austin, Texas, with plans to provide housing and community services. Sanctuary Indy is currently working on Phase 1 which includes six tiny homes with identified individuals ready for move-in. Phase 2 will expand into family duplexes. The group highlighted the challenges faced in securing necessary permits and funding and requested a waiver for fees totaling \$12,325 related to permits and capacity for Phase I and \$20,150 for Phase II for a total of \$32,475.00.

The Board members present expressed support for the mission of helping the chronically homeless and the program, however concerns were raised about fee waivers with public funds (as the Ben Davis Conservancy District is owned by the freeholders). The possibility of a multi-year payment plan was discussed as an alternative. Mrs. Matthews made a motion for a payment plan proposal for Sanctuary Indy (as was done for Seeds of Hope). Mr. Buckingham seconded the motion. Motion carried. The Board will present Sanctuary Indy with a proposed payment (installment) plan for the payment of capacity and other fees.

Mr. Cook provided the Maintenance Report. He indicated that the maintenance team tripled output this past month. Reviewing the maintenance report, Mr. Cook explained that an

incident report is more of a “call out” and does not indicate injury or property damage. Mr. Cook noted that Mr. Thurman found that the Rodriguez Car Lot was draining into our sewer. Mr. Daviau found a sewer manhole that was near overflow due to smell. The Maintenance Team requested that a letter be prepared for 4200 W. Washington regarding a riser; the line must be removed in the riser replaced. Mr. Cook indicated that the backhoe needs repairs to be performed by a professional. Mr. Cook also brought up an issue with the Sewer Use Ordinance that should be revised the next time the Use Ordinance is updated. Home City Ice reached out regarding recirculating water. They will need an on-site inspection and will need to come to the Board Meeting for a request for a reduction in EDU’s. Mr. Cook demonstrated new equipment that is recommended per OSHA including a harness apparatus when going down into manholes and a gas detector. In addition, he indicated that the equipment needs yearly inspection and that this should be added to the budget. He demonstrated some of the new equipment to ensure that the staff is safe. Ms. Hess emphasized that safety equipment protocols should be redundant (when possible and economically feasible) as the safety of the staff is of paramount importance. Mr. Brock was also in agreement and encouraged Mr. Cook to review the safety equipment and request additional equipment if necessary. The Raw Sewage Emergency Response Plan was also reviewed.

Next Mr. Sabka of VS Engineering presented Change Order #6, which extends the contract for Inliner to March 6, 2026. Mrs. Matthews made a motion to approve Change Order #6. Mr. Buckingham was also in agreement. Motion passed. Mr. Savka indicated that the Lucerne Avenue permit has been filed, but before we do anything he will report back. The High School Road project with the force main attached to the bridge was discussed. It appears that Rockshire (and its successor in interest) owns this line. The City of Indianapolis has indicated it will pay the costs associated with protecting this line during construction. The question may arise whether the BDCD wishes to take ownership of this line.

Mr. Brock provided the Financial Report, including a review of billing rates in the budget given the increase from CEG of 7.72% in 2026. CEG indicates the intention to only implement Phase I and Phase II or the rate increase for Sewer Rate #6. Mr. Brock’s assumptions are based on a 15% reduction of flows. Despite this, he estimates an average of \$145,000 for sewer processing costs which may warrant a small increase in rates.

Ms. Hess provided the legal report. She noted that the Annual Meeting minutes will be presented at the next board meeting. She noted that the Petition to Increase Director Compensation was filed and will be heard on February 18<sup>th</sup> at the CJC. She presented the Annual Report for review by the Board. The Board made minor changes and Mrs. Matthews made a motion to approve the Annual Report for filing the Court with the changes. Mr. Buckingham was also in agreement. Motion passed. Ms. Hess indicated that he is working with Mr. Garrett regarding the easement and agreement for dedication of the line for the Sanctuary Indy housing addition. She also briefly discussed the legislative session and the efforts of Mr. Joey Fox on behalf of the District.

Prior to Micah going on maternity leave, Angela and Micah met with Erica Schneider from Sanctuary Indy in December and took a tour through the tiny home that is currently next to LBC and listened to her present what their desired plans are for this project. Angela worked with Sarah Kennedy to learn and go over all monthly and quarterly reports to be completed for the District, 941, Workforce Dev, to the state including Gateway Reports etc., Sarah worked with Boyce to get the BNY Mellon Accounts caught up and current for the year end 2025. Angela worked on the year end with Sarah, they both reviewed a webinar to close out 2025 and getting the employee W-2's ready for distribution. In addition, all employees were given new State and County forms and W-4's for 2026 taxes. New files were made for the year 2026 for payables and receivables, and receipt folders for all incoming funds. Angela had meeting with the staff for healthcare and Perf Benefits and a representative from Perf will be out in March to meet with each employee about their benefits. The Rental Trifold for Landlords and Tenants were completed and provided

Sarah and Angela and Carolina did Lien Releases (375) and sent out Pre-Lien Letters and will be mailing official Lien Releases to residents this week. Updated all DNR requirements for the new year, updated all Liability Insurance and COI with contractors. Angela worked with Sarah on Payroll and Sarah worked with Angela and Boyce for Fund matters with the accounting. Sarah completed several rate increase letters to residents and businesses regarding their EDU's for example, and duplex getting build for a single EDU, a business strip being billed as one instead of 5 or 10 businesses. Angela and Sarah closed out all the 2025 Payroll books and put all the year-end 2025 BOD items in the Brown annual folders. Angela has been working with Brandon on new equipment for the guys and he will display at meeting the tri pod and some equipment. New winter uniforms were ordered from Cintas for the guys and Sarah learned to pull the 30-60-90 day report for Steve.

Assessments for Title Companies have been completed on requests and Carolina and Sarah worked to go over Ampstun matters and worked with one another on finalizing, posting, pro-

rates and account adjustments, updates and flagging for online account access, payment plans and working with potential Liens to be filed. Carolina Angela and Sarah picked up when Micah went of maternity leave to cover phones and Sarah has learned to deal with Fred.

All office staff have been re-certified for Surety Bonds and just need to be taken to the recorders office for filing. Commercial Liability policies were renewed and Angela completed successfully a work comp Audit and the District received a refund of \$1500,00.

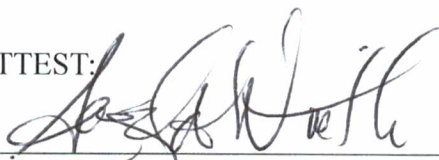
There being no further business to come before the Board at this time, Mr. Buckingham motioned to adjourn the meeting. The meeting was adjourned at 12:03 p.m.. The next Meeting of the Board of Directors will take place on Thursday, March 12, 2026 at 9:00 a.m. at the Ben Davis Conservancy District located at 703 S. Tibbs Avenue, Indianapolis, IN 46241 in the Board Room.

  
Fred F. Buckingham, Chairman

  
Beverly A. Matthews, Vice Chairman

\_\_\_\_\_  
Ryan Heathco, Director

ATTEST:

  
Mrs. Angela Wirth, Secretary