

**EAST SHORE CONSERVANCY DISTRICT
REGULAR MEETING MINUTES 2/21/2025
CULVER PUBLIC LIBRARY**

Present: Chairman Fritz Steck was present in the room. Brian Welch, Jim Bremner, Pete Cleveland, and Bradley Wilson were in attendance online via Zoom. Steve Carter (Krohn & Associates) and Ginny Munroe were also present.

CALL TO ORDER: The meeting began immediately following the Annual Meeting at approximately 11:00 a.m.

Election of Officers: Chairman Fritz Steck explained that the proposed Slate of officers is:

Fritz Steck as Chairman

Jim Bremner as Vice Chair and Treasurer

Brian Welch as Secretary

Brad Wilson motioned to approve the slate of officers. Brian Welch seconded the motion. The motion passes 5 to 0.

Minutes

Regular Board Meeting from October 18, 2024 and December 27, 2024 (online meeting): Brian Welch said he reviewed the meeting minutes and motioned to pass both sets. Brad Wilson seconded the motion. The motion passed 5 to 0.

Claims

Ginny said that the claims are short because they had an end of year meeting. She said that she was able to meet with Fritz in Indianapolis to sign the last set of claims (he was not at the meeting). Ginny explained that because of the audit, she is now listing fees and any sort of transfer on the Claims reports because the auditors looked for proof for anything paid out was allowed, so she will continue to put everything on the Claims Report. She will even include charges from Nipsco when we pay them online. Nipsco insisted on the Business ID number to set up an ACH payment, so she will set that up with Nipsco once we get that number. She pointed out that Thomas is getting better at their billing details, including more information on the repairs. Fritz is going to create a template for Thomas, as he'd like to get them to give us monthly reports. Brad asked Ginny to remove the "h" from Synch. There was also an Excel formatting issue. She will fix it for the printout. Brad offered to help her format the document to print properly. Motion to approve claims: Brian moved to approve the claims, and Brad seconded the motion. The motion passed 5 to 0.

Admin Report

- **EBA Transfer:** Ginny covered the report, asking the Board to pre-approve the transfer of the EBA funds. Brian motioned that Ginny be authorized to make the bond payments when they come due. Jim seconded the motion. The motion passed 5 to 0.
- **East Shore Therapy Pool:** Ginny said that there were several letters submitted in opposition to this therapy pool and she would follow up with Steve Gorski.
- **Survey:** Ginny said that the surveyor Tom had completed the survey. She asked Pete to update the Board under Old Business.
- **Audit:** Ginny explained that the auditors are close to finishing the audit. Ginny emailed them recently to find out if they needed anything else from the District. She said that the District may get dinged for transfers or EBA payments. Steve explained that the Board is not required to approve each of these transfers because the bond agreement already approves of them making transfers for making the payment. She said that in the meantime, they await hearing back from the auditor and an invoice from them. She also said that legislation passed that will allow Conservancy Districts will only have to pay half the audit fee, so she expects this will likely help the District with what their fee should be. She said that with the audit completed, she will look at a reduction in her pay. Jim commented about the considerable time Ginny and Steve put in the audit. Jim said that the things that came out of the audit showed they were doing their job. He believes reporting has improved since the early time of reporting. Ginny thanked Steve for being generous with his time compared to what he billed the District.

Brian moved to approve the report. Pete seconded. The report passed 5 to 0.

Financial Report

Because Steve Carter covered these at the annual meeting, Fritz asked the board approve the financials. Pete motioned to approve, Brad seconded. The motion passed 5 to 0.

Disposal Field Update

Pete Cleveland presented an update about the survey done by Tom Hardy. Pete asked him to stake the ground per the preliminary plat. Tom also prepared the final plat. Pete said that he let Tom know we need to plat the land before selling. Tom prepared a preliminary plat and Pete said he would still need to derive a land title survey. Pete explained that when looking at the preliminary plat, lot 2 would be the land we would retain, but he would like it labeled as Lot 1 and we sell Lot 2. He said Tom proposed the easement would be described what is on the plat, but Pete would like to provide an access easement that we are not bound by. In the land title survey, we'd have a platted lot with a description of the egress easement (described as currently existing on the survey and plat). Pete said it's not a foreign concept to plat a lot in this area. The

surveyor provided some data (topo) that wasn't necessary to provide on what would be the final survey. Currently, the stakes should match up with what is on the survey. Pete says the preliminary plat depicts what we want to sell, so we could move forward with selling Lot 2 (9.2 acres). We would say the land would be platted before the closing on the sale. A land plat and survey would be included in the sale. Use restrictions would also be included. We would follow the legal mechanics to sell (publish notice). We would include development restrictions, access rights, and so on in the sale. We would retain title insurance for the buyer, too, and this would complete due diligence of land survey. Pete suggested engaging the District attorney to schedule the public notice and meetings.

Fritz suggested an executive to create the terms of the sale. The Board decided to schedule a meeting at a later time.

Pete said they could work on the notice and its proper form. They could then have an executive to approve these things. Jim asked if we needed to get appraisals done? Pete said this could be done now. Brian said we could authorize the District attorney to begin doing the work on the notice and start identifying appraisers. Pete said that would be possible. Brian made the motion to authorize Fritz to engage with Dave McGimpsey to get underway with the work to be done, so that we could move forward. Jim Bremner said he'd add Pete to have the conversation with Dave McGimpsey. Brian agreed to add Pete to the motion. Jim then seconded the motion. The motion passed 5 to 0.

Jim made a motion for Fritz and Pete to research and engage with appraisers to aid the work to be done. He added to the motion that Pete and Fritz would be authorized to hire appraisers not to exceed \$5,000. Brad seconded the motion. The motion passed 5 to 0.

Pete said that ultimately someone will have to file the preliminary survey application. Pete said it could be someone local or perhaps Ginny could do it. Pete said it wouldn't be too complicated to file the application. Ginny said she would be happy to do that if Pete steps Ginny through it. He will educate her once the contract is signed.

Pete invited Linda Whitton to ask a question. Linda asked what the development restrictions would be for the sale. Pete said that the District received proposals for limited development to no development and that the clear majority of participants preferred more of a conservation easement type. Linda asked if freeholders would have more input in the process or would the Board reveals their restrictions at some point in the process. Pete said that once we have a purchase agreement, it would include those restrictions and those could be shared.

Brian Welch asked what happened at the meeting on the pool. Ginny let him know that Steve Gorski was to call her about it and she hadn't heard from him yet that morning since the meeting the previous night.

Public Comments: There were no public comments.

Adjournment: Brian motioned to adjourn. Jim seconded the motion. The motions passed 5 to 0.