



Redevelopment Commission Agenda

MEETING DATE: October 3, 2023, at 3 PM

MEETING PLACE: Madison City Hall- Council Chambers

- A. Call to order
- B. Approval of minutes from September 5, 2023
- C. Claims approval
 - TIF Claims
 - Bond Request #20 – Pay Application No. 4 – Michigan Road and Crestwood Drive Traffic Signal
 - Pay Application No. 1 – Michigan Road Improvements
 - Pay Application No. 4 – Michigan Road Pump Station
 - Pay Application No. 5 – Michigan Road Pump Station
 - Bond Request #21 – Pay Application No. 5 – Michigan Road and Crestwood Drive Traffic Signal
 - Pay Application No. 2 – Michigan Road Improvements
 - ARPA – Pay Application No. 4 – Crystal Beach Pool
- D. Financial Report
- E. Old business
 - None
- F. New business
 - Award Parking Lot Bids
 - Approve Amended Purchase Contract for Rafferty Development
- G. City Matters/Mayor update
- H. Motion to adjourn
- I. Next Meeting: Wednesday, November 8, 2023, at 3 PM



Madison Redevelopment Commission Minutes

MEETING DATE: September 5, 2023 at 3:00 PM

MEETING PLACE: City Hall- Council Chambers

The Madison Redevelopment Commission, City of Madison, Indiana, met at 3:00 PM in the Council Chambers, City Hall.

Calling of roll and notice of absentees: Dan Hughes, Cary Strouse, and David Sutter were present. John Grote and Joe Craig were absent.

Others attending: Mayor Courtney, Economic Development Director Tony Steinhardt, and Nicole Schell, Director of Planning.

Approval of Minutes: Hughes asked for a motion to approve August 1, 2023, minutes. Sutter motioned, seconded by Strouse. All in favor, motion carried (3-0).

Claims: Hughes asked for a motion to approve the claims. Strouse motioned, seconded by Sutter. All in favor, motion carried (3-0).

Bond Claims: Hughes asked for a motion to approve the bond claims. Sutter motioned, seconded by Strouse. All in favor, motion carried (3-0).

Financial Report: Steinhardt stated that the Professional Services line item has been added to the report to help understand our on-call services. Reedy Financial is continuing to work to refine the report and help the Commission have a better understanding of the financial breakdown.

Old Business: Steinhardt stated that Franks Drive is substantially complete with the exception of the lighting controls and the final asphalt pavement and markings. INDOT requested that the city make additional traffic signal upgrades, so the change order captures that. Hughes asked for a **motion** to approve Franks Drive Change Order #1. Strouse motioned, seconded by Sutter. All in favor, motion carried (3-0).

New business: The selection committee for the Hanover-Madison Connector Trail reviewed consultant recommendations and interviewed 3 final firms. Jacobi, Toombs & Lanz was a unanimous decision. Steinhardt asked that the Commission authorize the mayor to enter into contract negotiations with JTL. Hughes asked for a motion to approve JTL for the Hanover-Madison Connector Trail. Strouse motioned, seconded by Sutter. All in favor, motion carried (3-0).



MADISON *Indiana*

Schell briefly overviewed the PACE Program and asked the Commission to approve an additional \$100,000 in funding to allow another cycle of PACE grants to occur in 2023. Steinhardt stated that the financial situation was reviewed by Reedy Financial, and there were additional asks allocated at the beginning of the year that have not been expended. Schell stated that there is a wait list of 7 people waiting for funding to become available from the PACE Program. Mayor Courtney said that there is a 6 to 1 leverage ratio, and this is a good opportunity to have a high impact at the end of the year. As of right now, there is \$250,000 left to disburse with the additional ask of \$100,000. For 2023, the Commission would contribute \$400,000 to the PACE Program. Hughes asked for a motion to approve the additional funding request for the PACE Program. Sutter motioned, seconded by Strouse. All in favor, motion carried (3-0).

City Matters/Mayor update: Mayor Courtney highlighted that driving around town will show all the projects that are coming to fruition. Currently, we are working on getting ready for READI 2.0. The guidelines have been released, so we will be using the Destination Madison plan for the projects that did not get done with READI 1.0. Housing is in a critical state for Madison, and Hanover College is commissioning a housing study for all of Jefferson County. Dollar General Corporate has approved locating a store in Madison, so we will be working on the final plans and closing on that real estate. Steinhardt updated the Commission on the Shoppes at Sunrise Crossing. We are waiting for Duke Energy to set the final meter at the traffic light and the meter. TJ Maxx will be opening this weekend. Hobby Lobby should be opening by the end of September, and Kohl's will be open by the end of October. The art installation and landscaping will be done in the next 30 days. The streetlights are also being installed.

Next Meeting: October 3, 2023 at 3:00 PM

Motion to Adjourn: Hughes asked for a motion to adjourn. Strouse motioned, seconded by Sutter. All in favor, motion carried (3-0).

Joe Craig, Secretary