



## Redevelopment Commission Agenda

**MEETING DATE:** November 8, 2023, at 3 PM

**MEETING PLACE:** Madison City Hall- Council Chambers

- A. Call to order
- B. Approval of minutes from October 3, 2023
- C. Claims approval
  - TIF Claims
  - Bond Request #22 – Pay Application No. 3 – Michigan Road Improvements
    - Pay Application No. 6 – Michigan Road Pump Station
  - Bond Request #23 – Transfer of Sunrise Crossing Boulevard
  - ARPA/Bethany Legacy Fund – Pay Application No. 5 - Crystal Beach Pool
- D. Financial Report – Reedy Financial
  - TIF Impact Presentation
- E. Old business
  - Change Order #02 – Michigan Road Pump Station
  - Amphitheater Parking Lot and New Park update
    - Funding approval
- F. New business
  - None.
- G. City Matters/Mayor update
- H. Motion to adjourn
- I. Next Meeting: Tuesday, December 5, 2023, at 3 PM



# MADISON *Indiana*

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## Madison Redevelopment Commission Minutes

**MEETING DATE:** October 3, 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:** John Grote, Joe Craig, Cary Strouse, and David Sutter were present. Dan Hughes was absent.

Others attending: Economic Development Director Tony Steinhardt, Associate Director Emily McKinney, and Joe Jenner, Counsel.

**Approval of Minutes:** Grote asked for a motion to approve the September 5, 2023, minutes. Sutter motioned, seconded by Strouse. All in favor, motion carried (4-0).

**Claims:** Grote asked for a motion to approve the claims. Craig motioned, seconded by Strouse. All in favor, motion carried (4-0).

**Bond Claims:** Grote asked for a motion to approve the bond claims. Sutter motioned, seconded by Craig. All in favor, motion carried (4-0).

Steinhardt offered the Commission a brief update on Michigan Road and the Shoppes at Sunrise Crossing. The opening of Hobby Lobby was very successful. There were 17,000 unique visitors to the center that weekend. All of the stores are hiring roughly 200 employees with most of those being full-time. Kohl's will be opening at the end of the month, and there will be a ribbon cutting on October 30<sup>th</sup>. Dale Rogers will be in town on the 20<sup>th</sup> to install Birdman, which was a contribution from CRM. The stoplight is complete, and the other district enhancements are mostly completed. The Madison sign is under construction and should be done by the end of October. For Crystal Beach, three quarters of the circle is filled in, and the concrete will be poured in the next couple weeks. Craig asked about Hanging Rock Hill. Steinhardt stated that Hanging Rock is an INDOT project, so he isn't aware of the exact schedule.

**Financial Report:** Steinhardt stated that there wasn't anything specific to have Reedy report on, so they did not attend the meeting. There were no questions regarding the financial report.

**Old Business:** None.



# MADISON *Indiana*

**New business:** The city received two bids for the parking lot projects associated with the DG Market and the Madison River City Amphitheater Parking Lot Improvements. All Star Paving is the apparent low bidder for both projects. Steinhardt asked the Commission to authorize the mayor to enter into contracts with All Star Paving on those projects. For the DG Market, the bid came in right on budget. For the parking lot, there is some value engineering still needed. All Star came in at \$579,272 on the DG Market and district enhancements. O'Mara was at \$521,122. For the Riverfront project, All Star was at \$1,259,862, and O'Mara was \$1,521,788. O'Mara did not offer a deduction if they were awarded both projects, but All Star deducted \$100,000 off. There is some redesign needed for the Riverfront project. Steinhardt asked the Commission to authorize the mayor to work with All Star Paving on these two projects. Grote asked for a motion to authorize the mayor to enter into the agreement. Strouse motioned, seconded by Sutter. All in favor, motion carried (4-0).

Steinhardt stated that Dollar General has decided to remove the asbestos tiles from the floor instead of covering them up and encapsulating them. The developer asked the city to cover the asbestos removal since it was not in his initial numbers, but we are reducing the price of the building instead. The developer will be in charge of removing the tiles. As a result, the amended contract price is \$460,000 rather than the original contract price of \$525,000. Strouse asked if a thorough assessment of the property had been done. Steinhardt stated that the city did an environmental assessment, and Dollar General has done one as well. He does not foresee any additional surprises. The closing will be on October 21<sup>st</sup>. Grote asked for a motion to approve the amended contract price for Rafferty Development. Craig motioned, seconded by Sutter. All in favor, motion carried (4-0).

**City Matters/Mayor update:** The mayor is attending an AIM conference and couldn't get back in time for the meeting. Steinhardt updated the Commission on the city's READI 2.0 submissions. River Hills said that the city submitted a reasonable list of projects. The bridge illumination, amphitheater project, 3 housing projects, airport lighting project, and construction at the transload facility for the Madison Port Authority are the projects that were submitted for READI 2.0. Steinhardt stated that the transfer of property last year has been a huge success. We are transporting fly ash out for IKEC and receiving pellets in. We have additional contracts with Road and Rail for some car repairs with a couple economic development agreements in the works.

**Next Meeting:** November 8, 2023 at 3:00 PM

**Motion to Adjourn:** Grote asked for a motion to adjourn. Strouse motioned, seconded by Craig. All in favor, motion carried (4-0).

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**Joe Craig, Secretary**