



Madison Redevelopment Commission Minutes

MEETING DATE: March 5, 2024 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, Dan Hughes, Cary Strouse, and David Sutter were present. Joe Craig was absent.

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

Approval of Minutes: Grote asked for a motion to approve the February 13, 2024, minutes. Sutter motioned, seconded by Strouse. All in favor, motion carried (4-0).

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

Bond Request: Grote asked for a motion to approve the Crystal Beach bond request. Strouse motioned, seconded by Sutter. All in favor, motion carried (4-0).

Financial Report: Steinhardt briefly went through the financial plan. On page seven, it shows the Commission's projected balance versus actual balance. Steinhardt stated that he will be presenting the April Reporting Requirements to City Council tonight.

Old Business: None.

New business: Change Order #3 for Crystal Beach encompasses a number of smaller items with the pool along with a couple operational changes and unforeseen issues. There were also drainage modifications that needed to be made. There was some flooring that had to be recoated in order to have one continuous color throughout. The pool is being pressured tested this week, so it will be filled with water for a couple days. Afterwards, it will be painted and sealed. The sod and irrigation system should be installed in the next couple weeks. After this change order, there will be about \$45,000 left in the contingency fund. Sutter motioned, seconded by Strouse. All in favor, motion carried (4-0).

Grote recused himself from the discussion regarding the Economic Development Agreement with Grote Industries. Steinhardt asked for this to be tabled until the next meeting to allow some time for additional edits and conversations. Sutter motioned, seconded by Strouse. All in favor, motion carried (3-0).



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City Matters/Mayor update: Steinhardt invited the Commission to the State of the City Address on Thursday, March 7, 2024, at the Fairfield Inn & Suites. Dollar General has started environmental remediation. Second Street is undergoing lots of construction currently, and the DG Market parking lot is on schedule. Dollar General is still targeting the second quarter for an opening date.

Next Meeting: April 9, 2024 at 3:00 pm

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



Joe Craig, Secretary