



MADISON *Indiana*

Madison Redevelopment Commission Minutes

MEETING DATE: May 14, 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, Cary Strouse, Joe Craig, and Dan Hughes were present. David Sutter was absent.

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

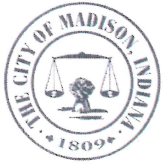
Approval of Minutes: Grote asked for a motion to approve the April 15, 2024, minutes. Strouse motioned, seconded by Craig. All in favor, motion carried (4-0).

Claims: Grote asked for a motion to approve the claims. Craig motioned, seconded by Strouse. All in favor, motion carried (4-0). Steinhardt thanked the Lamplighter Society for their partial donation for the gazebo replanting on the riverfront.

Bond Request: Steinhardt stated that Pay Application 10 and 11 for Crystal Beach are within the budget and bid, and he asks that the Commission approves those payments to RL Turner. Grote asked for a motion to approve bond request #7. Hughes motioned, seconded by Craig. All in favor, motion carried (4-0).

Financial Report: Steinhardt stated that Reedy Financial submitted the monthly report, and they will attend the June meeting for mid-year reporting. We are in the middle of a number of projects, and we are waiting for our mid-year tax draw and the closing of the Sunrise Crossing property. We anticipate both of those happening in the next six to eight weeks, and that will help improve our financial situation.

Old Business: Grote recused himself and turned the meeting over to Vice President Hughes. Steinhardt elaborated that the city has entered into an Economic Development Agreement with Grote Industries that aligns the City of Madison's goals. As part of the agreement, Grote has committed to making economic development payments for certain improvements to the quality of life and quality of place developments that align with the Redevelopment Commission. There will be 10 total payments of \$75,000 each that will start in 2026. We are very happy about their willingness to invest. This is part of their investment of over \$22 million dollars in new equipment for their state-of-the-art LED lighting system. Craig commented that this is good for our community and quality of life. Hughes asked for a motion to approve the Economic Development Agreement with Grote Industries. Craig motioned, seconded by Strouse. All in favor, motion carried (3-0).



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New business: Change Order #4 is the last change order for Crystal Beach. This change order has some revisions to the concession stand, which we were able to add back in to the project. This change order is for \$14,416 and will represent approximately 2% total change orders for the \$7.3 million dollar project. 1% is the actual change order amount, and the other 1% was for items that were added back in later. The total project cost for Crystal Beach will be \$7,413,181.50. Grote asked for a motion to approve Change Order #4 for Crystal Beach. Hughes motioned, seconded by Strouse. All in favor, motion carried (4-0).

As a part of the Eli Lilly planning money that went to Hanover College, they conducted a housing market assessment for Hanover and Madison with Valbridge Property Advisors. Steinhardt and the mayor have reviewed that and have had conversations with Valbridge. They have identified about a 90% occupancy rate in our rental properties within our community. They believe even after the Residences at Sunrise Crossing are built that we will still need an additional 100 units of market rate rental units. As far as single-family homes are concerned, that is much more difficult to measure. There have been 48 homes built since 2020 in the City of Madison. There are nearly 0 lots available in the city for single-family housing development. Some areas of the county have a couple lots. After some discussion and review with the mayor, it was decided that there is need for additional study to be completed with single-family housing. Steinhardt stated that they have spoken with several companies but landed on Club 720 with Heather Presley-Cowen. Club 720 is proposing to do a predictive analysis that's different than Valbridge's approach. The process will take about three to six months at a cost of \$35,000. The Community Foundation gave us \$25,000 for our housing project. Today, Steinhardt is asking the Commission to allocate \$10,000 plus the Community Foundation money for this study to help us with single family analysis. Craig stated that there was some speculation about whether new housing was needed. Steinhardt stated that rental occupancy is extremely high. The Residences at Sunrise Crossing will certainly help that, but Valbridge stated that there will still be demand after those are built. We will need to see their impact on the market, but with the lack of single-family housing, it is a huge impediment to our growth. Grote said that finding housing for new employees is difficult because there are no rentals or short-term rentals. Steinhardt reinforced that this study would help get more concrete information to help the city decide how to proceed. The State Legislature has given us the ability to do residential TIF, and we have also identified some dollars in our plan for housing. Before we do that, we want to understand the single-family housing issue more. Grote asked if Club 720 will map out a plan to address the issue or just identify the need. Steinhardt stated that they will address the need if there is one and start to determine a plan. Strouse asked what are the chances that this plan will require a bigger monetary commitment and a longer 12-month plan. Steinhardt hopes that our current efforts and synergy will allow us to not need that. Grote asked for a motion to approve allocating \$10,000 from the budget to support the Club 720 study. Craig motioned, seconded by Hughes. All in favor, motion carried (4-0).



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City Matters/Mayor update: The ribbon cutting for Crystal Beach is May 22nd at 5:00 pm. It will be a community open house to see behind the scenes and get free samples from the concession stand. The pool will open for swimming on Sunday, May 26th at noon. The car show is also that weekend. For the Dollar General Market, the HVAC has arrived, and demolition is being done. Their current challenge is the delivery of the elevator to receive product in the back and move it up to the second floor. Unfortunately, the elevator arrival date is not until late June, so the target date for opening is now August 1st. The developer is working as hard as possible to open soon, but they can't stock the store without the elevator. The Madison Area Arts Alliance has issued a call for art. Per the EDA, the developer had to allocate certain dollars for public art. The first of two requests has been issued for a three-dimensional sculpture that the developer will pay for as well as art along the east wall of the building toward the parking lot. Our requirements will all be complete in a couple weeks. The rain slowed the contractors down a little, but the delay gave them more time to finish. The lot will be stripped and completed in the next couple weeks.

Next Meeting: June 11, 2024 at 3:00 pm

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



Joe Craig, Secretary