

Madison Redevelopment Commission  
December 9<sup>th</sup>, 2021 @ 3:00 pm  
Minutes

- Call to order at 3:00 pm by John Grote: Other Board Members attending: Carey Strouse, Dan Hughes and Jeff Studebaker. Joe Craig was absent. Others attending: Mayor Bob Courtney, Deputy Mayor Mindy McGee, Director of Planning Nicole Schell, Clerk Treasurer Rick Berry, Financial Advisor Parker Criswell, Dylan Fisher, Alyssa Foltz and Councilman Curtis Chatham.
- Motion for approval of minutes from November 2<sup>nd</sup>, 2021: Motion to approve by Hughes, 2<sup>nd</sup> by Strouse; all voted in favor.
- Claims Approval: Motion to approve by Hughes 2<sup>nd</sup> by Strouse; all voted in favor.
- Old Business
  - Monthly Financial Plan
    - Criswell stated that the city has not received form 22s yet. There are not December revenues as of now but will hopefully be receiving those soon. Most projects have moved into 2022. All projects are assumed to be paid for in cash. A couple contracts have finished up including HWC and Sedam Contracting. The fund transfers are in preparation for the projects over the next few years. There are three matching grant prep funds that were added for the future projects but are still under the RDC's eyes.
    - Mayor stated that as we progress through the year, a lot of the projects that we identified last year or earlier this year, the dates were fluid. This is dependent on start dates and funding.
    - Hughes asked about page nine regarding the liability and wanted to know if there was retainage with the Sedam Contracting.
    - Parker and the Mayor answered that if there were in retainage then it would be shown on the report.
  - READI Grant Update
    - The City of Madison submitted two plans to the RDA. From there the RDA included the best projects from all regions. This was presented to IEDC last Friday. If our plan is awarded, which is approximately 85 million dollars in our region there will be around 1 billion worth of investment, 58 thousand new residents, 13,000 new jobs, 2,200 new housing units, additional economic impact is around 33 million. The IEDC will make their awards sometime next week. We believe that Madison and Hanover college are well represented on this plan. When we reconvene in January we will have more to talk about because we will know more about how much money our region will be awarded.
- New Business:
  - Cub Enterprises Equipment Request Presentation
    - Matthew, Chip and Neil, all students apart of Cub Industries, presented equipment that they need to continue their progress with Cub Engineering. This is a student ran business that includes welding, planning and design. They make products that they sell at sporting events and their amazon account. The goal is that this business will be self-sustaining and will not longer request money from the RDC. The students requested \$32,480 for their equipment needs.
  - Motion to approve the request of \$32,480 for Cub Industries equipment by Strouse, 2<sup>nd</sup> by Hughes; all voted in favor. Studebaker abstained from voting.

- St. Michaels and Vaughn Drive Final Overview of Completed Project
  - Mayor stated that we would like to show the RDC how we are spending the TIF monies and asked Nicole Schell, Director of planning to present the final overview of the off-site Cotton Mill Project.
  - Schell stated that there has been a ton of work around the building including sidewalks that we helped pay for and put in. This included, the sewer, ADA-compliant ramps, the water main along St. Michaels Street and new paving.
  - Mayor stated that sometimes the work expands once you are into a project and this was one of those projects, but it made a dramatic difference in improving the river-front.
  - Grote asked if we had plans to do an economic impact study.
  - Mayor stated we did not plan to, but it has had an impact on the innkeeper tax collection.
  - Councilman Chatham stated that the November collections was a record year that has been tracked for the last 15 years. The year-to-date is higher than the last 10 years as well.
- Clifty Drive Right of Way Purchase
  - Schell stated that we are working on sidewalks from Wilson to Michigan. This is an INDOT project and the city has to match 20% of the funding. The city needs to temporarily acquire a list of ride aways, to build that segwalk.
  - Nathan Fry stated that all eight of the parcels are temporary takes. After the project is built it will be released back to the property owners.
  - Schell is requesting for approval to sign the appraisal documents for the eighth parcels to move into the buying process.
- Motion to approve the Mayor to sign the appraisal documents for the eight parcels by Hughes, 2<sup>nd</sup> by Strouse; all voted in favor.
- Preliminary Parking Study Findings
  - Mayor stated that we asked HWC to help us address what are parking needs are in downtown Madison and want to share the preliminary findings. In January we will have a final report and recommendation.
  - Schell stated that HWC was here for a Thursday, Friday, Saturday and flew a drone over the entire area. The study area was 3<sup>rd</sup> Street to 1<sup>st</sup> Street between Broadway and East Street. They collected the data every hour between 11 am and 6 pm. They inventoried that area and it is 1,603 total spots including 636 off-street spaces and the remainder are on-street. On Thursday the peak time was at noon, with 48.8% spaces occupied, Friday was the same, with 50.3% occupied, and on Saturday the peak hour was at 3 pm with 53.1 occupied. There is plenty of parking downtown it is more about visitors and how we manage those spaces.
  - Mayor stated that Jefferson Street parking lot is our largest parking lot and is the most underutilized. We plan to take the data and observations to work back with the engineers to come up with action items.
  - Grote asked as the downtown fills out and the vacant buildings are being used. Will we be able to support more open businesses bringing in customers?
  - Mayor stated that based off the observations we are seeing. If we manage the inventory correctly, we can accommodate the growing businesses. It may mean you have to walk a block or so, but we are at the conclusion we do not need a parking structure. We do need to figure out how do we get people where they need to be in order to find the parking that is available.
- Board Appointments

- Mayor stated that he had spoken to each RDC Commissioners and thanks them for continuing to serve on the board another term. The first order of business at the January meeting will be the board determining their president.
- City Matters/Updates-Mayor Courtney
  - Mayor stated that he would like Dylan Fisher to share our plans in first quarter to put together a more comprehensive economic development plan and work plan for the board.
  - Fisher stated that his team will be working on taking the 5-year capital plan and turning that into an allocated action plan for 2022 and 2023. This will identify projects and milestones. This will align with what was set out as a board and will show the progress.
  - Mayor stated the work-plan will allow us to prioritize and have intentional outcomes. These are things that we have already been working on. This is housing, infrastructure, industrial expansion, quality of life, parks, etc. Putting this into a working plan will help us accomplish the results we want to accomplish.
- Motion to adjourn: Motion by Strouse and 2nd by Studebaker; all voted in favor.
- Next meeting is Tuesday, January 4<sup>th</sup>, 2022 @ 3:00 pm.



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Joe Craig, Secretary