

Madison Redevelopment Commission
September 7, 2021 @ 3:00 pm
Minutes

- Call to order at 3:00 pm by Dan Hughes: Other Board Members attending: Joe Craig, and Jeff Studebaker. Cary Strouse, Michael Gassaway, and John Grote were absent. Others attending: Mayor Bob Courtney, Clerk Treasurer Rick Berry and Alyssa Foltz.
- Motion for approval of minutes from August 3rd, 2021: Motion to approve by Craig, 2nd by Studebaker; all voted in favor.
- Claims Approval: motion to approve by Studebaker 2nd by Craig; all voted in favor.
- Old Business
 - Monthly Financial Plan
 - Parker from Reedy Financial stated that in looking ahead there are reporting requirements at the beginning of the year. As of today, we are good to go. In November there is an annual TIF impact meeting. The city is looking great with AVs. The RDC is static. The AV increase is a little over 14 million.
 - Mayor Courtney stated that we looked at property values in the TIF district. Some were declining, so those were removed and then put back in at a lower base to capture those monies. We projected the needed \$4million, but since the READI grant, we have shifted our focus. We do need to provide liquidity in the TIF fund.
 - READI Grant Update
 - Mayor stated that Governor Holcomb initiated the READI program. The city had to submit plans for our share of READI funds. Governor Holcomb extended the deadline for submission. In that time the regions grew from 10 to 18. This will reduce what each region gets. For the 50 million that our region is applying for, there were 200 million dollars request. The City of Madison asked for around 11.3 million dollars. It is possible that the Governor will add more than a total of 500 million to the over all program, but as of now we do not know. The City's two submissions scored very well in comparison. The RDA made three categories but will be submitting all projects to the IEDC. The City is in a good position where we can hold off on these projects until we know how much we would get from READI. In the Cities plans we submitted 42 letters of support from 3rd parties who want to partner or support the City in some sort or fashion. The RDA hired a videographer to film clips of Madison, which will be used when they submit to the IEDC.
 - The monies we received from the American Rescue Plan Act. Those monies are primarily dedicated to clean drinking water, storm water, etc.
- New Business:
 - Downtown Parking Study
 - Mayor Courtney stated that HWC engineering recently completed a master side walk plan for the RDC. That is already creating dividends. We have already been able to create a rating system for our roads and sidewalks. We now have the opportunity to use state grant monies to repair the sidewalks and streets. An area that we wanted to continue to invest in is downtown parking. As of now we have very limited off street parking. We do not have parking management plans either. We are being sophisticated in order to create more information in order to make those decisions.

We reached out to HWC to give us a proposal in order to find what and how much parking we need.

- Joe Craig stated that this information is important to know.
- Dan Hughes asked if we needed to update the RDC plan
- Mayor stated no. The plan is broad enough that this request would be included in what is allowed.
- Motion to not exceed \$49,900 for the HWC Engineering Base Scope Services: Motion by Craig 2nd by Studebaker; all voted in favor
- City Matters/Updates-Mayor Courtney
 - Mayor Courtney stated that we are going through the budget process. This will compliment what the RDC is doing since it is another source of dollars. Sidewalks are so important to the fabric of our community. We have about 40 miles of sidewalks. Approximately 9 miles are rated fair to poor and 50% are rated ADA non-compliant even though they are passable. It is our goal to correct all of our fair to poor sidewalks. Estimated at 1 million dollars. There is hardly anything that is more important than sidewalks.
- Motion to adjourn: Motion by Studebaker and 2nd by Craig; all voted in favor.
- Next meeting is Tuesday, October 5, 2021 @ 3:00 pm.



Joe Craig, Secretary