

Madison Redevelopment Commission
February 4, 2020 @ 3 p.m.
Minutes

- Call to Order by Dan Hughes: John Grote was absent: all other members were present
- Approval of minutes from January 13, 2020: Motion to approve by Joe Craig; 2nd by Cary Strouse; all in favor.
- Claims:

City of Madison (computer for MRC)	\$ 653.49
City of Madison (Riverwalk Ext)	\$118,200.00
Jacobi Toombs & Lanz	\$ 1,435.00
Madison Sewer	\$ 12,500.00
<u>QK4</u>	<u>\$ 4,917.50</u>
Total Claims	\$137,705.99

Motion to approve claims, by Cary Strouse; 2nd by Jeff Studebaker; all in favor.

- Old Business
 - Riverwalk Extension payment: Bob Cooke shared a handout, along with the claim. No discussion as they did approve the claim.
 - Industrial Drive update: Jay Thompson discussed the progress. The area at the corner of SR 7 and Industrial Dr. should be paved in March when the asphalt plant reopens. Ditch work is done along with touch ups to driveways. They were able to do the utility conflict relocations for a cost of \$5450 which was under the approved not to exceed amount of \$15,000. This work included the following:
 1. Storm Drain at cost of \$1650
 2. ¾" Water Service at cost of \$1200
 3. 4" Sewer Lateral relocate for \$1400
 4. 2nd 4" Sewer Lateral relocate for \$1200
 5. Total Cost for 4 items = \$5450Brian Jackson has gotten calls asking if curbing will be put in since the ditch is now deeper than it was. No recommendation was made. Mayor Courtney suggested the board drive through the area and assess what should be done. They can give opinions as to curbing at a future meeting.
- New Business
 - PACE funding request: Nicole Schell shared packets with board members and explained. PACE is requesting \$75,000 in funding this year. Mayor mentioned that blighted, dilapidated, and unsafe areas should be targeted. Putting money in these areas will improve quality of life. Focus with a plan on eliminating the unsafe structures and also motivate current owners to renovate and enhance their property. This proposal sets up a partnership with neighborhoods. We are hopeful the county will join in this effort to

improve neighborhoods. Joe Jenner reminded the board that PACE is community driven by a community board and that all their grants are approved by the Board of Public Works. It is a process. Cary Strouse mentioned he likes the targeted areas which are highlighted here. Mayor said this “plays will” with the Georgetown initiative. Michael Gasaway asked how long this program has been in place. Nicole Schell answered, since 2014. In the years she has been here, since 2016, all funds have been used. She is happy to share the results of what these grants have meant to the improvement of our properties, in a future meeting. Motion to approve funding of \$75,000 this year by Cary Strouse; 2nd by Joe Craig; all in favor.

- Riverside Tower Apartments bid opening: Nicole Schell shared the summary of the bid. The bid was opened last week. We had 4 bidders of which Sedam Contracting had the low bid of \$206,129. Members reviewed Sedam’s bid. Joe Craig noted it was higher than anticipated. Nicole explained that the development plan had the improvements listed for an amount of \$188,217 but we set aside more funds by amending the plan to add Tower, which allowed for up to \$400,000. Joe Craig made a motion to accept Sedam’s bid; 2nd by Jeff Studebaker; all in favor.
 - Appraisals: Joe Jenner told the Board they need to authorize the Mayor to get appraisals of property. Bob Cooke mentioned he believes we have 4 more needed at \$7500 each. Motion to approve 4 more appraisals @ \$7500 each by Cary Strouse; 2nd by Joe Craig; all in favor.
- City Matters/Updates: Mayor Courtney mentioned we are in the process of reviewing and updating the project plan. We will have this updated project list available in a future meeting.
 - Next Meeting Date: Tuesday, February 11, 2020 @ 3 p.m. at City Hall
 - Adjourn

Joe Craig, Secretary