



Redevelopment Commission Agenda

MEETING DATE: May 5, 2023, at 12 PM

MEETING PLACE: Madison City Hall- Council Chambers

- A. Call to order
- B. Approval of minutes from April 4, 2023
- C. Claims approval
 - TIF Claims
 - Bond Request #12 – Pay Application No. 1 – Michigan Road Pump Station and Force Main Project
 - Bond Request #13 – Pay Application No. 2 – Michigan Road Pump Station and Force Main Project
- D. Financial Report
- E. Old business
 - Franks Drive Bid Approval
 - Shun Pike Easement Appraisal – Duke Energy
- F. New business
 - Decrement Process – Resolution
 - Time Extension Change Order – Michigan Road Pump Station
 - Additional Money – Change Order Mural Lot/Gateway READI Projects
- G. City Matters/Mayor update
- H. Motion to adjourn
- I. Next Meeting: Tuesday, June 6, 2023, at 3 PM



MADISON *Indiana*

Madison Redevelopment Commission Minutes

MEETING DATE: April 4, 2023 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: Dan Hughes, John Grote, Cary Strouse, Joe Craig, and David Sutter were all present. No absentees.

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

Approval of Minutes: Grote asked for a motion to approve March 7, 2023, minutes. Craig motioned, seconded by Strouse. All in favor, motion carried (5-0).

Claims:

TIF: Brief discussion regarding the largest claim, Madison Riverfront Development Committee. Steinhardt explains that this is the next to last payment to them and that some retainage was help back on that project until its completion. Grote asked for a motion to approve the claims. Sutter motioned to approve the claims as submitted, seconded by Craig. All in favor, motion carried (5-0).

Old Business: None

- **Brief update on North Madison Allocation Area Resolution:** Steinhardt stated that we are going through the decrement process and looking at parcels throughout the Allocation Area and their value. He said that Reedy has reviewed this and believes that it makes financial sense for the commission and would increase our revenue. Steinhardt informed the commission that the Mayor and Economic Development Department will be working on the process over the next month, and information will be coming out at the next meeting in May. Because the decrement process requires the Planning Commission and City Council approval, Mayor Courtney and Steinhardt have decided to take it all in the month of June instead of splitting it up.

Financial Report: Steinhardt briefly mentioned the financial report and said there was nothing out of the ordinary, which is why Reedy did not attend the meeting. Steinhardt told the commission that there will be a ribbon cutting at the Habitat for Humanity site at 4:30 on April 20th and to be prepared to participate since the RDC is funding the project.

New business:



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- **Quarterly Report:** Steinhardt discussed the quarterly report and explained that all projects are moving along fairly well. He said that the city is waiting for the final agreement with Culver's, and the bids for that project are good until the next meeting. Steinhardt asked if there were any questions regarding other projects. Hughes asked about the timeline of some of the bigger projects from a spending standpoint and if we are going to have to source additional funds for projects. Steinhardt responded that based upon current projections and depending upon timing, we do show potentially leveraging the North Madison Allocation Area with the timeframe we have with the 10-year mark in 2024 for a 3-million-dollar infusion in capital to leverage other projects. Some of those funds are anticipated to go to current priorities, and some will be going to READI 2.0. With the 2035 timeframe, Steinhardt stated that issuing bonds anything less than 10 years is not feasible, so the 2024 timeframe is one that we have figured in there under bond proceeds and projection. Steinhardt mentioned that the only large expenditure left this year would be anything associated with the downtown grocery store or pharmacy. There's a potential of coming back to the commission as part of incentives for those two projects. Mayor Courtney stated that Hughes' asked an excellent question because this is something that always must be considered when there is a long amount of time and work spent on large projects. Mayor Courtney said that the one big project that is still out there is the Clifty Drive project. The project has not been big out yet, so it exposes the city to price risk because of that. He elaborated that Clifty Drive is a project that the city has been working on for years. It is a partnership with INDOT, and they are the ones doing the bids. This project has the potential to have to redirect money to cover the price risk that we would absorb to continue the project. Steinhardt stated that as the city gets prices from INDOT, we will know more and where funding sources are coming from. The letting for that project has been moved to October 2023, so the construction is now set for 2024. Grote asked if the infrastructure bill that was passed last year would help with any of this. Mayor Courtney responded that those funds would be state dollars and would mostly be put towards interstates, bridges, and state highways. Steinhardt stated that if there were a project that the money could be utilized for, there would be a 20% match. He referenced the Main Street project as a long-term project that the city is applying for phase by phase with federal and state dollars. Mayor Courtney said that we have to prioritize our projects and extract the value out of the North Madison Allocation Area. He mentioned that the commission had liquidity a few years ago that was utilized to pay debt. Now, we must replenish that liquidity with the dollars from the Allocation Area. Steinhardt also brought up the housing discussion that is continuing. He stated that housing is a top priority for many different organizations in Madison. Steinhardt said that the state is working on housing at a state level and trying to assist communities that are Madison's size. He is hopeful that we will be able to begin working more on housing by mid-summer. Steinhardt mentioned that he has spoken with developers, but the economy and interest rates have slowed things down in the last 4 or 5 months. The new tools from the state will hopefully bring conversations back to the forefront.



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- **City Matters/Mayor's updates:** Mayor Courtney said that the last 2 years have been focused on READI. There was a meeting with the Indiana Economic Development Corporation, and another 500 million will be in the budget for additional READI incentives. He believes that it will probably follow a similar pattern and regions will stay the same. There is a lot of investment happening in Madison, so Mayor Courtney believes that will help us acquire more READI dollars. He informed the commission that Jefferson County received almost 10 million dollars for half a dozen or so quality of life projects. He stated that the IEDC wants to make awards in Q4 for the 500 million, but he is not sure how much our region will receive. On the legislative front, Mayor Courtney discusses some bills that are working through to provide gap financing for housing. He said that the next priority for Madison is housing development. The transition from project management to housing development is much needed since there has not been any new development in over 25 years. Mayor Courtney also informed the commission that there will be two PACE Program claims for the May meeting. One will be the last draw for 2022, and the second one will be the first draw for 2023. He briefly discussed the success of PACE and how it has brought around 8 million dollars of neighborhood revitalization to Madison. He utilized the property at West and Second Street as the perfect example. It is now seeing a multimillion-dollar investment for housing and a potential restaurant space. Mayor Courtney also stated that in late May or early June we will receive our first tax draw, so that will help replenish funds. He emphasized the importance of the decrement process and the North Madison Allocation Area to help preserve a capital stream and promote strong investment. He briefly mentioned the Habitat for Humanity project and how the City of Madison is happy to partner with a great organization and see the project come to fruition.

Next Meeting: May 5, 2023 at 12:00PM

Motion to Adjourn: Grote asked for a motion to adjourn. Motion by Strouse, seconded by Craig. All voted in favor. Motion carried (5-0).

Joe Craig, Secretary