



MADISON *Indiana*

Redevelopment Commission Agenda

MEETING DATE: August 1, 2023, at 3 PM

MEETING PLACE: Madison City Hall- Council Chambers

- A. Call to order
- B. Approval of minutes from July 11, 2023
- C. Claims approval
 - TIF Claims
 - Bond Request #2 – Pay Application No. 2 - Crystal Beach
- D. Financial Report
- E. Old business
 - None
- F. New business
 - Approval of sale and purchase of 120 E. Second Street Property
- G. City Matters/Mayor update
- H. Motion to adjourn
- I. Next Meeting: Tuesday, September 5, 2023, at 3 PM



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Madison Redevelopment Commission Minutes

MEETING DATE: July 11, 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: John Grote, Dan Hughes, Cary Strouse, Joe Craig, and David Sutter were all present.

Others attending: Mayor Courtney, Economic Development Director Tony Steinhardt, Associate Director Emily McKinney, Cole Fosbrink and Gary Smith with Reedy Financial.

Public Hearing for Resolutions 2023-3R Resolution of the City of Madison Redevelopment Commission Confirming Certain Amendments to the Declaratory Resolution and the Economic Development Plan for the North Madison Economic Development Area (Creation of Riverfront Allocation Area) and 2023-4R Resolution of the City of Madison Redevelopment Commission Confirming Certain Amendments to the Declaratory Resolution and the Economic Development Plan for the North Madison Economic Development Area (Removal of Parcels with Decrement): There were no public comments. Grote asks for a motion to close the public hearing. Sutter motioned, seconded by Hughes. All in favor, motion carried (5-0).

Approval of Minutes: Grote asked for a motion to approve June 6, 2023, minutes. Hughes motioned, seconded by Sutter. All in favor, motion carried (5-0).

Claims: Grote asks for a motion to approve the June claims. Strouse motioned, seconded by Hughes. All in favor, motion carried (5-0).

Financial Report: Cole Fosbrink with Reedy details the Financial Report. He elaborated on the new page that will be included in the report each month. It is a commitments and contracts page that displays project budget amounts and total commitment amounts. Mayor Courtney requested that totals be included on that specific page. Steinhardt stated that the original budget amount will also be included on the new page in the report.



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Old Business: Steinhardt discussed Sunrise Crossing. Five Below is set to open this weekend. The sewer project is functional for the tenants, and the pump station control panel will arrive in August. The foundation for the traffic light and pole are here and will be installed soon. Oak Hill Park is fairly complete, with some minor items being finished. Culvers has broken ground, and the intersection project will be completed by the end of October. Craig asked if a retention pond was being put in behind Culvers. Steinhardt said there will be a small pond in the property's southwest corner. Crystal Beach is underway, and they hope to have the basement enclosed at the end of the week. The equipment has all been ordered, and colors have been picked. At the next meeting, Steinhardt hopes to have an offer for the grocery store site. Streetscape enhancements and parking lot improvements will also be issued within the next 30 days, and he hopes to have them back at the September meeting for bid openings. Steinhardt also mentioned DORA and how the department is working on the map and City Council process. Grote highlighted how much Sunrise Crossing has transformed the space on the hilltop. Mayor Courtney stated that there had been conversations on transforming that large piece of property for the past couple of years. This development has brought retail opportunities to the community and the housing development with it. The developer has submitted the application for the Residences at Sunrise Crossing.

New business: Steinhardt read the title of Resolution 2023-3R. Grote asks for a motion to approve this resolution. Hughes motioned, seconded by Sutter. All in favor, motion carried (5-0).

Steinhardt read the title of Resolution 2023-4R. Grote asks for a motion to approve the resolution. Craig motioned, seconded by Strouse. All in favor, motion carried (5-0).

City Matters/Mayor update: Mayor Courtney highlighted all of the activity in the month of June: Culver's, Oak Hill Park Ribbon Cutting, Crystal Beach Groundbreaking, Mural Plaza Ribbon Cutting, and Super Overlook Ribbon Cutting. The Madison Railroad and Airport are doing great things for the local economy, so he may have them come present to the Commission. Steinhardt listed out the various streets that are going to be included in the CCMG project. The City Council passed an ordinance that addressed street excavation issues. There will be a permit procedure now to prevent so many utility cuts in our streets. We are coordinating with Jefferson County to replace the bridge super structure at the bottom of Michigan Hill. INDOT has finished their work on Ferry Street and Park Avenue. Mayor Courtney stated that the PACE Program leverages 5 ½ to 1, and he may ask the Commission to provide additional support this year since the program has been so successful. Steinhardt mentioned that PACE is a community wide program, so it also includes the hilltop. On the hilltop, the PACE Program is also focusing on areas with dilapidated and dangerous structures. There is a newer curb appeal program to help homes on the hilltop improve their exterior.



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Grote asked if there was any update on READI 2.0. Mayor Courtney stated that some guidelines for READI 2.0 have been released. 250 million dollars were appropriated for the 2024 fiscal year, and another 250 million were appropriated for the 2025 fiscal year. Housing and infrastructure will be a big focus. Steinhardt updated the Commission on the current READI 1.0 projects. The Mural Plaza is 98% complete. The Gateway project is about 80 to 85% complete. All the landscaping and irrigation is being installed. The 3-D sculpture project along the gateway is in process. The top 3 artists will be traveling to Madison on August 1st or 2nd to visit the site. The Comfort Station project is about 95% complete with 15 new parking spaces and other amenities. The Ohio Theater is working with their design architects to deal with structural deficiencies that were found on the marquee. As soon as that is wrapped up, it will go out to bid. The HMI Lot will hopefully bid later in August. The Connector Trail is currently advertising a Request for Qualifications. For READI 2.0, Mayor Courtney says that the strategy will still be to continue executing the Destination Madison plan.

Next Meeting: August 1, 2023 at 3:00PM

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

Joe Craig, Secretary