



Madison Redevelopment Commission Minutes

MEETING DATE: Tuesday, June 10, 2025, 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, and Cary Strouse were present. Joe Craig and David Sutter were absent.

Others attending: Economic Development Director, Tony Steinhardt, Associate Director, Emily McKinney, and local school representative, Jay Roney.

Approval of Minutes: Grote asked for a motion to approve the May 13, 2025, minutes. Strouse moved, seconded by Hughes. All in favor, motion carried (3-0).

Claims: Grote asked for a motion to approve the TIF claims. Hughes moved, seconded by Strouse. All in favor, motion carried (3-0).

Financial Report – Reedy Financial: The Commission received an updated financial statement for the month. Significant changes are expected in next month's statement, as the City is closing on its bonds this week. As part of today's actions, the financial statement now includes a line item for the Department of Natural Resources to reflect the addition of the tree project. The June tax draw is also anticipated to appear in the next statement. The Commission should also note increased construction activity tied to several grants awarded by JCBT. The City hopes to be in a position to solicit and accept bids for the Welch Park project soon.

Old business: None.

New Business:

Acceptance of the Department of Natural Resources Tree Grant: The City of Madison has been awarded a grant from the Department of Natural Resources to plant 50 native trees. The grant application was submitted by the City's Tree Board, and the City is now requesting that the Redevelopment Commission (RDC) formally accept the grant to support tree planting at Johnson Lake, along the Heritage Trail properties, and on West Third Street. This is a reimbursable grant, meaning there will be no cost to the City or the RDC. However, the RDC will front the initial expenses, with reimbursement to follow. The first round of plantings is scheduled for this fall at Johnson Lake and select areas near the Heritage Trail. The Tree Board has already secured state approval for the contractors who will carry out the work. **Motion:** Hughes moved to approve the Department of Natural Resources Tree Grant, seconded by Strouse. All in favor, motion carried (3-0).

Resolution 2025-4R: Authorizing the Disposition of Certain Property: A resolution was presented to the City of Madison Redevelopment Commission regarding the proposed sale of Tract C (1100 W Hutchinson Lane) within the North Madison Economic Development Area. The resolution outlines that one qualifying proposal was received by the June 9, 2025, deadline, submitted by Ralston Renovations, in accordance with the Offering Sheet, it proposes that the Commission enter into an Economic Development Agreement with the developer and that sale proceeds be deposited into the Redevelopment Commission TIF Fund 4445. **Motion:** Strouse moved to approve Resolution 2025-4R, seconded by Hughes. All in favor, motion carried (3-0).

City Matters/Mayor Update: Discussions are ongoing between the City and a potential developer regarding the proposed single-family housing neighborhood on the hilltop. The City aims to have an economic development agreement ready for RDC consideration within the next 30 days. Concurrently, the City is engaged in conversations about rezoning both the riverfront property and a portion of the downtown area. If the proposed zoning changes are approved, the City will move forward with finalizing development opportunities for the parcel. Meanwhile, construction continues at The Residences at Sunrise Crossing on the hilltop. Plumbing has been roughed in for all buildings, and framing is expected to begin within the next 30 days. The project remains on schedule. The developer of this project hopes to have the website up soon, which will include information on applications and three-dimensional views of the apartment.

Adjourn: Grote asked for a motion to adjourn. Strouse moved, seconded by Hughes. All in favor, motion carried (3-0).

Next meeting: Tuesday, July 8, 2025, at 3:00 PM.

Attested:

Joe Craig, Secretary

