



## Madison Redevelopment Commission Minutes

**MEETING DATE:** Tuesday, October 14, 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, Joe Craig, David Sutter, and Cary Strouse were present. John Grote was absent.

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

**Approval of Minutes:** Hughes asked for a motion to approve the August 12, 2025, minutes. Strouse moved, seconded by Craig. All in favor, motion carried (4-0).

**Claims:** Hughes asked for a motion to approve the TIF claims. Sutter moved, seconded by Craig. All in favor, motion carried (4-0). Steinhardt noted that the PACE Committee is asking for the full \$300,000 for 2025.

**Financial Report – Tony Steinhardt:** There are no significant changes to the financial report. Over the next 30 days, the city will focus on meeting the State of Indiana's reporting requirements as it develops and finalizes the 2026 plan. The updated version will be presented to the commission before December 31.

**Old business:** None.

**New Business: PACE Update – Director of Planning, Nicole Schell:** Schell introduced Brenna Haley, the city's Historic Preservationist, to the commission. Haley assumed responsibility for the PACE program during Nicole's leave and has continued overseeing it since. Together, they provided a brief overview of the PACE totals for 2025, with Haley also summarizing the program's activities throughout the year. Established in 2014, the PACE program has received 440 applications, with 324 approved to date. In 2025 alone, 52 applications were submitted, and 35 were approved. The full presentation is available for viewing on the City of Madison's YouTube channel.

**Approval of Tract A Split on Shun Pike Rd:** The proposal involves dividing a 4-acre site along Shun Pike Road into two 2-acre parcels. Two-acre sites have generated significantly more interest and demand compared to the original 4-acre parcel. Since the city has already sold another 2-acre parcel in the area, it was determined to be prudent to create the option for two additional 2-acre sites.

**Motion:** Hughes asked for a motion to approve Tract A Split on Shun Pike Rd. Craig moved, seconded by Strouse. All in favor, motion carried (4-0).

**City Matters/Mayor Update – Bob Courtney:** The Commission will receive a recap of 2025 at an upcoming meeting in either November or December. As part of the city’s annual planning process, the projected 2026 plan will also be presented, maintaining a focus on housing, infrastructure, and quality of life.

**Public Comment:** Sandy Palmer, 105 E. Third Street, requested clarification regarding the funding for the PACE program, noting that she believed it had been announced at a Council meeting that the funds would be paused. She also inquired whether the two 2-acre parcels in the Shun Pike proposal had already been sold or would be offered for sale. Steinhardt clarified that the parcels would be for sale and would be advertised through a public notice in the newspaper, as done previously.

**Adjourn:** Hughes asked for a motion to adjourn. Sutter moved, seconded by Strouse. All in favor, motion carried (4-0).

**Next meeting:** Tuesday, November 12, 2025, at 3:00 PM.

Attested:

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**Joe Craig, Secretary**

