Madison Redevelopment Commission

February 2nd, 2021 @ 3:00 pm

Minutes

* Call to order at 3:00 pm by President Grote: Other Board Members attending:

Carey Strouse, Dan Hughes, Jeff Studebaker, Joe Craig and Michael Gassaway. Others attending: Mayor Courtney, Matt Wirth and Rick Berry.

* Approval of minutes from January 5th, 2020: motion to approve by Hughes, 2nd by Strauss, unanimously approved.
* Claims

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| FPBH Inc | $3,000 |
| Sedam Contracting | $47,767.50 |
| Jenner, Pattison $ Sharpe | $200.00 |

Total Claims $50,967.50

Motion to approve claims by Craig ; 2nd by Hughes; all voted in favor.

* Old Business

2021 Capital Plan Update: Mayor Courtney, Matt and RFG are still fine tuning and working on the plan; trying to put together through 2026.

Matt Wirth recommended the approval of the RFG contract for 2021 in an amount not exceed $35,500. Wirth explained that RFG services have been extremely beneficial to him and the RDC. Motion to approve contract by Studebaker, 2nd by Strauss, all in favor.

* New Business

Several Board members from the Miss Madison Hydroplane Organization approached the RDC about the availability of property that RDC owns along Shun Pike. The group would like to construct a new building that would be the Homebase for Miss Madison. They felt that this location would be ideal due to noise issues and privacy. They would like to either purchase or have donated 4–6 acres. President Grote wanted to understand what the request was. They said that their preference would be donated property. Matt explained to the group and the RDC Board that he was working on planning out part of the property for development. Matt indicated that it would be at least 90 days before he had all the necessary work completed on laying out the property. No action was taken by the Board.

* City Matter/Updates – Mayor Courtney

Mayor Courtney addressed the board and discussed several key City projects. These projects are being reviewed within the current funding plan that is being developed. Those included the shopping center at Michigan and Clifty Drive. A strong Blight elimination program, and we have developed a very successful PACE program. We have also purchased property for our Gateway improvement project, along the new bridge approach.

The Mayor stated that what he would like to discuss specifically today is purchase of a large piece of property in the center of Downtown Madison: The old Ruler grocery store building. A recent market analysis shows a specific demand for a grocery store in Downtown Madison, and after much review and investigation by he and Matt, the old Ruler building presented the best option for attracting a grocery operator. The Mayor stated that we have developed a conditional Purchase and Sale agreement with the current owners of the property. The purchase price for the real estate shall be $525,000. This purchase is contingent upon the City of Madison completing all necessary due diligence requirements. Those include: two appraisals, an environmental review, a survey and all title work. City Attorney Joe Jenner then went over the specific language of the Purchase agreement. President Grote asked for a motion to approve the process for the Mayor to enter into negotiations, motioned by Dr. Studebaker, 2nd Joe Craig, All in favor. Joe Jenner clarified that the Mayor was able to obtain services of two appraisers, Dr. Studebaker motioned, 2nd Strauss, all in favor.

There was no further business to come before the board and a motion to adjourn made by Dr. Studebaker, 2nd by Dan Hughes, all in favor.

Next meeting is Tuesday, March 2nd, 2021 @ 3:00 pm.

Joe Craig, Secretary