

# **CITY OF AUSTIN, INDIANA REDEVELOPMENT COMMISSION**

## **Minutes for the Regular Meeting of June 28, 2023**

The Austin Redevelopment Commission met in a regular meeting on Wednesday, June 28, 2023, beginning at 8:00 AM.

### **1. CALL TO ORDER AND CONFIRMATION OF QUOROM**

- a. Commissioners Buchanan, Goodin, Mullins, Alexander, Morris, and McIntosh are present. Quorum established. Mayor Hawkins and Clerk-Treasurer Fugate are present.

### **2. OPENING OF BIDS/PROPOSALS ON RDC LOTS**

- a. 283 and 287 N. Church St. and 125 Enterprise – Parcels 72-03-36-130-054.000-003, 72-03-36-130-053.000-003, and 72-03-36-130-054.001-003
  - i. Bid from Beechwood Homes, LLC of \$16,600.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Mullins contingent upon execution of development agreement acceptable to the Commission.
- b. 320 S. Fourth St. – Parcel 72-03-36-330-094.000-003
  - i. Bid from Ronald McIntosh of \$13,651.00 approved 4 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin contingent upon execution of development agreement acceptable to the Commission.
- c. 1305 W. Gibson Dr. – Parcel 72-03-35-340-066.000-003
  - i. Bid from Ronald McIntosh of \$13,150 approved 4 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin

contingent upon execution of development agreement acceptable to the Commission.

- d. 1284 Clay St. – Parcel 72-03-25-420-068.000-003
  - i. Bid from Russell and Orlena Henry of \$12,501.00 approved 4 to 0 on motion by Commissioner Mullins and second by Commissioner Goodin contingent upon execution of development agreement acceptable to the Commission.
- e. 346 S. Second St. – Parcel 72-03-36-340-093.000-003
  - i. Bid from Beechwood Homes, LLC of \$12,600.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Mullins contingent upon execution of development agreement acceptable to the Commission.
- f. 488 W. Short St. – Parcel 72-03-36-330-086.000-003
  - i. Bid from Ronald McIntosh of \$12,151.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander contingent upon execution of development agreement acceptable to the Commission.
- g. 315 Mann Ave. – Parcel 72-03-36-130-021.000-003
  - i. Bid from Ronald McIntosh of \$11,175.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander contingent upon execution of development agreement acceptable to the Commission.
- h. 1253 Church St. – Parcel 72-03-25-420-101.000-003

- i. Bid from James D. Burr and Sharon G. Burr of \$8,519.41 approved 4 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander contingent upon execution of development agreement acceptable to the Commission.
- i. 219 Paulanna Ave. – Parcel 72-03-36-120-029.000-003
  - i. Bid from Ronald McIntosh of \$8,150.00 approved 4 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin contingent upon execution of development agreement acceptable to the Commission.
- j. 1142 N. Mann Ave. – Parcel 72-03-25-420-133.001-003
  - i. Bid from TM Land & Living, LLC of \$6,100.00 approved 4 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin contingent upon execution of development agreement acceptable to the Commission.
- k. 436 Wilbur Ave. – Parcel 72-03-25-340-082.000-003
  - i. Bid from Rickie A. and Connie J. McNear of \$5,800.00 approved 4 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander contingent upon execution of development agreement acceptable to the Commission.
- l. 124 S. Fifth St. – Parcel 72-03-36-320-119.000-003
  - i. Bid from Ronald McIntosh of \$10,150.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander

contingent upon execution of development agreement acceptable to the Commission.

m. 233 S. Fifth St. – Parcel 72-03-36-330-059.000-003

i. Bid from Danny and Amanda Elam of \$3,400.00 approved 4 to 0 on motion by Commissioner Mullins and second by Commissioner Goodin contingent upon execution of development agreement acceptable to the Commission.

n. 153 S. Sixth St. – Parcel 72-03-36-330-029.000-003

i. Bid from Ronald McIntosh of \$8,150.00 approved 4 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander contingent upon execution of development agreement acceptable to the Commission.

o. A complete list of properties offered, and bids received is attached as Exhibit “A.”

p. Note: Commissioner McIntosh abstained from the bid opening and voting process due to a conflict of interest.

### **3. APPROVAL OF MINUTES**

a. May 24, 2023, regular meeting minutes approved 5 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander.

### **4. FINANCIAL MATTERS**

a. Fund Report is reviewed and accepted as presented.

b. Claims approved as presented, except for any invoices that are not pertinent to the ARC, 5 to 0 on motion by Commissioner Mullins and second by Commissioner Goodin.

## **5. PRESIDENT'S REPORT**

- a. Discussed several redevelopment projects within the city and current status.

## **6. COMMITTEE REPORTS**

- a. Housing
  - i. Historical Commission has met and is seeking bids for the improvements to the Church St. property.

## **7. OLD BUSINESS**

- a. Infrastructure for Audrey/Linden Subdivision – Meadowbrook Subdivision Infrastructure Grant
  - i. Attorney Stigdon is waiting for a response from the developer's attorney on developer's intentions and timeframe to move forward on the project. City Engineer Eberenz advises that he has spoken with GM Development and DC Development on quoting and a few items were requested to be completed before moving forward with pricing. City Engineer Eberenz provides update on permitting and approximate costs of \$18,000 to complete items requested by GM Development. The quotes are accepted as presented 5 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander contingent upon the RDC receiving the Right-of-Way via acceptable Warranty Deed or document acceptable to Attorney Stigdon.
- b. Lucas Highway 256 Real Estate Purchase
  - i. The purchase agreement has been executed. RDC is proceeding with its due diligence and has received a quote for a Phase I Study from FPBH,

Inc. in the amount of \$3,360. The quote is accepted as presented 5 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander.

c. Capping Wells on RDC Owned Real Estate

- i. A quote for well abandonment from National Water Services, LLC in the amount of \$8,295 has been received for several RDC owned properties. The quote is accepted as presented 5 to 0 on motion by Commissioner Alexander and second by Commissioner McIntosh.

**8. NEW BUSINESS**

a. Parks Board Match Request – JD Buchanan

- i. JD provides an update on the property acquisition and discrepancies between appraisals. JD requests balance of match request in the amount of \$270,000 to be transferred to the Parks Board. Said amount and match was previously approved by RDC. Clerk-Treasurer Fugate advises that funds will be coming from the bond proceeds. The transfer is authorized 5 to 0 on motion by Commissioner Goodin and second by Commissioner Mullins.

b. TIF Expansion

- i. Attorney Stigdon advises on the process to create a new TIF district. Commission members to provide Attorney Stigdon with a list of parcels to include in time for Attorney Stigdon to prepare documents ahead of July meeting.

**9. OTHER BUSINESS**

- a. The Commission discusses the Revolving Loan Program and potential additional applicants.
- b. Clerk-Treasurer Fugate requests Commission to assist in funding the City's bi-annual contribution to the Jennings Township Volunteer Fire Department in an annual amount of \$50,000. No action was taken at this time.
- c. City Engineer Eberenz provides update on the Bowles Circle BOT Project. MAC Construction has presented a change order for approximately \$150,000 to encapsulate the south ditch on Booe Road and further assist with storm water. Mayor Hawkins and Engineer Eberenz believe the proposed amount is high and can be adjusted downward. The Commission authorizes the change order in an amount not to exceed \$140,000 by a vote 5 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin.


**10. NEXT REGULAR MEETING:** July 26, 2023, at 8:00AM.

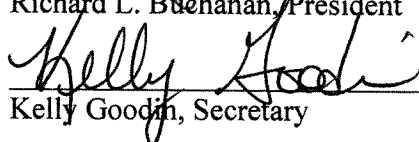
**11. ADJOURNMENT**

- a. The regular meeting was adjourned at 11:00 AM.

APPROVED on July 26, 2023, by a vote of 5 to 0.

Austin Redevelopment Commission

  
\_\_\_\_\_  
Richard L. Buchanan, President

  
\_\_\_\_\_  
Kelly Goodin, Secretary