

CITY OF AUSTIN, INDIANA REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of August 30, 2023

The Austin Redevelopment Commission met in a regular meeting on Wednesday, August 30, 2023, beginning at 8:00 AM.

1. CALL TO ORDER AND CONFIRMATION OF QUORUM

a. Commissioners Buchanan, Mullins, Alexander, Morris and McIntosh are present.

Commissioner Goodin is absent. Quorum established. Mayor Hawkins, Clerk-

Treasurer Fugate, and City Engineer Eberenz are present.

2. APPROVAL OF MINUTES

a. July 26, 2023, regular meeting minutes approved 4 to 0 on motion by

Commissioner Alexander and second by Commissioner McIntosh.

3. 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, 4 to 0 on motion by Commissioner Alexander and second by Commissioner

Mullins.

4. PRESIDENT'S REPORT

a. Nothing new to report at this time.

5. COMMITTEE REPORTS

a. Housing

i. Architect Ron Stiller is present and provides update on status at 135 N.

Church Street historical renovation. Ron advises that the bid materials are

ready, and he needs direction on advertising. Ron to provide contact information to Attorney Stigdon.

6. OLD BUSINESS

- a. Infrastructure for Audrey/Linden Subdivision
 - i. Attorney Stigdon provides update on status. The right-of-way dedication has yet to be completed by the developer. Attorney Stigdon advises that he has requested clarification on the estimate of \$1,845,759.42 exceeding the Commission agreed assistance of \$1,125,000.00 and does not have any detailed responses. Josh Hillman with DC Develop who is working with the developer on the project advises that he will communicate with the developer and Greg Martz to see if we can move the project forward.
- b. Sale of RDC Lots
 - i. Attorney Stigdon provides update on working towards closing of the lots that offers were accepted on. At this point, waiting on mortgage releases from the State from the Blight Elimination Program.

7. NEW BUSINESS

- a. 290 Acre Land Development Due Diligence Proposal
 - i. Josh Hillman with DC Develop provides details on the proposal and how it fits into the long-term development of the real estate and City. Josh provides information on payment and expected schedule. The proposal for \$279,000 is approved as presented 4 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander. President Buchanan is authorized to sign the agreement on behalf of the Commission. The Commission will work to create a committee of individuals to work with

DC Develop to create a marketing plan. The first meeting hopefully to take place next week. Commissioner Mullins volunteers to lead the committee and to be the point person.

- b. RESOLUTION NO. 2023-R-2 – A RESOLUTION ACCEPTING THE TRANSFER OF REAL PROPERTY TO THE AUSTIN REDEVELOPMENT COMMISSION PURSUANT TO INDIANA CODE § 36-1-11-8
 - i. Attorney Stigdon provides background on the resolution. Resolution 2023-R-2 is approved as presented 4 to 0 on motion by Commissioner Mullins and second by Commissioner Alexander.
- c. RESOLUTION NO. 2023-R-3 – RESOLUTION OF THE CITY OF AUSTIN REDEVELOPMENT COMMISSION TO DISPOSE OF REAL ESTATE PURSUANT TO IND. CODE § 36-7-14-22
 - i. Attorney Stigdon provides background on the resolution. Resolution 2023-R-3 is approved as presented 4 to 0 on motion by Commissioner McIntosh and second by Commissioner Mullins.
- d. Valuations of RDC Owned Properties
 - i. Attorney Stigdon advises that several of the remaining Commission owned lots have not been appraised and will need to be before they can be offered for sale. The Commission also discusses the desire for multi-family housing for the majority of the remaining lots. Motion is made authorizing Attorney Stigdon to prepare a list of the remaining parcels and upon approval of President Buchanan of the list, Mayor Hawkins is authorized to seek appraisals is approved as presented 3 to 0 on motion by Commissioner McIntosh and second by Commissioner Alexander.

Attorney Stigdon is further authorized to seek rezoning from residential to multi-family of the list of parcels approved by President Buchanan.

8. OTHER BUSINESS

- a. Commission discusses TIF expansion. Attorney Stigdon requests a list of parcel numbers identifying properties to be added a week before the September 27th meeting.

9. **NEXT SPECIAL MEETING:** September 8, 2023, at 8:00 AM

10. **NEXT REGULAR MEETING:** September 27, 2023, at 8:00 AM

11. ADJOURNMENT

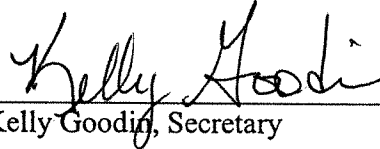
- a. The regular meeting was adjourned at 9:40 AM.

APPROVED on September 27, 2023, by a vote of 4 to 0.

Austin Redevelopment Commission



Richard L. Buchanan, President



Kelly Goodin, Secretary