

CITY OF AUSTIN, INDIANA REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of July 26, 2023

The Austin Redevelopment Commission met in a regular meeting on Wednesday, July 26, 2023, beginning at 8:00 AM.

1. CALL TO ORDER AND CONFIRMATION OF QUOROM

- a. Commissioners Buchanan, Goodin, Alexander, and McIntosh are present.

Commissioner Mullins appears via electronic means. Commissioner Morris is absent. Quorum established. Mayor Hawkins, Clerk-Treasurer Fugate, and City Engineer Eberenz are present.

2. APPROVAL OF MINUTES

- a. June 28, 2023, regular meeting minutes approved 5 to 0 on motion by Commissioner Goodin and second by Commissioner Alexander.

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, 5 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin.

4. PRESIDENT'S REPORT

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

5. COMMITTEE REPORTS

- a. Housing
 - i. Nothing new to report at this time.

6. OLD BUSINESS

- a. Infrastructure for Audrey/Linden Subdivision
 - i. Attorney Stigdon to discuss status with developer's attorney and next steps per the Development Agreement. Attorney Stigdon also provides information on an overall cost estimate provided by Greg Martz of \$1,845,759.42 which exceeds the Commission agreed assistance of \$1,125,000.00. Attorney Stigdon to seek detailed breakdown of the cost estimate and share with the Commission and City Engineer for review.
- b. Sale of RDC Lots
 - i. Attorney Stigdon provides update on working towards closing of the lots that offers were accepted on.
- c. Quotes for refurbishing Marko's lot and the Highway 31 & 256 Corner
 - i. Commissioner Alexander provides quotes totaling \$4,923.50 for projects at the parking lot next to Marco's (\$1,509.25 for maintenance of current landscaping) (\$1,535.75 for new landscaping) and for the corner of Highway 256 and 31 (\$1,878.50 replacing and renovating current landscaping) is approved 5 to 0 on motion by Commissioner Alexander and second by Commissioner Goodin.

7. NEW BUSINESS

- a. Responses to Notice of Sale of Real Estate for Development and Solicitation of Proposals
 - i. Attorney Stigdon opens the only response received from DC Develop. The Commission discusses establishing a committee to review the RFP and meet with the developer and to report back to the Commission with

a recommendation. Committee of Mayor Hawkins, President Buchanan, and Commissioner McIntosh is created to review RFP and make recommendations thereon is approved as presented 4 to 0 on motion by Commissioner McIntosh and second by Commissioner Alexander. The Commission tables any action on the RFP response at this time.

b. Overview of the Zoning Codes for Affordable Housing Guidebook and Technical Assistance Project, and a discussion on Land Use Principles in the City of Austin – Carlos Guerra II, Senior Program Manager (NALCAB)

i. USDA State Director Terry Goodin introduces Carlos Guerra II and other participants on the Teams call. Other participants include Mike Flint, Jeri Mintzer, Assistant VP of Smart Growth America, and Toccarra Thomas, Director of Land Use and Development at Smart Growth America. Mr. Guerra presents PowerPoint on project. HUD has selected Austin, Indiana as one of three communities across the Country to provide technical assistance to address housing issues within the City. HUD will ultimately provide written recommendations specifically tailored to Austin on how to address affordable housing issues within Austin.

ii. Commission address housing issues and related concerns with the panel. Panel discusses the current zoning of the city and makeup of the housing inventory. Panel to share the PowerPoint with the Commission for review and distribution. Panel to schedule and conduct a site visit in the near future.

8. OTHER BUSINESS

- a. Bid approved as presented from Fleenor Excavating for \$5,800 to tear down the structure on Commission owned property at 989 Bond St. 5 to 0 on motion by Commissioner Goodin and second by Commissioner McIntosh.
- b. Revolving Loan Fund has received some more interest from local business owners.
- c. Commission discusses TIF expansion. Attorney Stigdon requests list of parcel numbers identifying properties to be added.

9. NEXT REGULAR MEETING: August 30, 2023, at 8:00AM.

10. ADJOURNMENT

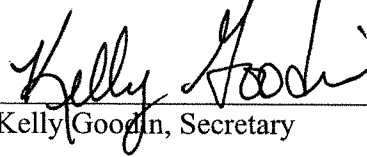
- a. The regular meeting was adjourned at 10:42 AM.

APPROVED on August 30, 2023, by a vote of 4 to 0.

Austin Redevelopment Commission



Richard L. Buchanan, President



Kelly Goodin, Secretary