

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

### **Minutes for the Regular Meeting of October 25, 2023**

The Austin Redevelopment Commission met in a regular meeting on Wednesday, October 25, 2023, beginning at 8:00 AM.

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

- a. Commissioners Buchanan, Alexander, and McIntosh is present. Commissioner Mullins appears via Zoom. Commissioner Morris and Goodin are absent. Quorum established. Mayor Hawkins is present.

#### **2. APPROVAL OF MINUTES**

- a. September 27, 2023, regular meeting minutes approved 4 to 0 on motion by Commissioner McIntosh 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, 4 to 0 on motion by Commissioner Alexander and second by Commissioner McIntosh.

#### **4. PRESIDENT'S REPORT**

- a. Nothing new to report at this time.

#### **5. COMMITTEE REPORTS**

- a. Housing
  - i. Nothing new to report.

#### **6. OLD BUSINESS**

- a. Infrastructure for Audrey/Linden Subdivision – Dedication/Transfer of ROW

- i. Attorney Stigdon advises that to his knowledge the ROW Dedication has not yet been recorded. Attorney Stigdon emailed the Developer's attorney for a status update.
  - ii. IFA has advised that they are willing to issue the City a \$502,000 grant for the infrastructure at Meadowbrook. City Engineer to confirm with IFA any requirements for the grant funds.
- b. Church St. Historic Property Status
  - i. Architect Ron Stiller has sent bid documents to Attorney Stigdon, and he has shared them with the Commission. Commission instructs Attorney Stigdon and Mayor Hawkins to seek recommendations on architects to handle a historic project.
- c. Sale of RDC Lots
  - i. Attorney Stigdon advises of the properties that have closed and request ratification of the closing documents and development agreements. The following properties have closed:
    - 1. 1284 Clay St. to Russell Henry and Orlena Henry
    - 2. 1253 Church St. to James D. Burr and Sharon G. Burr
    - 3. 1142 N. Mann Ave. to TM Land & Living LLC
    - 4. 436 Wilbur Ave. to Rickie A. McNear and Connie J. McNear
    - 5. 233 S. Fifth St. to Elam Properties LLC
    - 6. 153 S. Sixth St. to TM Land & Living LLC
  - ii. The Commission approves and ratifies any and all actions taken for the sale and transfer of the above-listed properties 3 to 0 on motion by

Commissioner Alexander and second by Commissioner Mullins.

Commissioner McIntosh abstains.

- iii. Commission discusses remaining properties and options. President Buchanan to discuss with developer potential custom house that would be funded by the Commission.

## **7. NEW BUSINESS**

- a. RDC Annual Spending Plan

- i. Attorney Stigdon advises that the effective date of the statute is January 1, 2024, so the requirement for a spending plan will not be in effect until 2025, which will require submission of plan by December 1, 2024.

- b. Ratification of Development Agreement re Rafferty Development

- i. The Commission approves and ratifies the Development Agreement with Rafferty Development concerning the real estate on Highway 31 3 to 0 on motion by Commissioner Alexander and second by Commissioner McIntosh.

- c. RESOLUTION 2023-R-3: A RESOLUTION APPROVING THE TRANSFER OF REAL PROPERTY TO THE CITY OF AUSTIN PURSUANT TO INDIANA CODE § 36-1-11-8

- i. The Commission approves Resolution 2023-R-3 3 to 0 on motion by Commissioner McIntosh and second by Commissioner Alexander.

## **8. OTHER BUSINESS**

- a. TIF Expansion

- i. Commissioner Alexander has compiled a list of parcels for TIF expansion. Commissioner Alexander to provide Attorney Stigdon with the parcel numbers and he will draft the documents to start the process.
- b. Sapphire Spa Parking Issues
  - i. Spa operates on Saturday and is having issues with parking due to the patrons of the auction. The Spa requests exclusive access to a few parking spots. Commission discusses concerns of making spots exclusive in a public lot and the needs of other local businesses.
- c. Revolving Loan Fund
  - i. The second round of loans have been disbursed.
- d. Downtown Landscaping
  - i. Project has been completed.
- e. Downtown Parking
  - i. Mayor Hawkins to seek quotes to create some additional parking areas downtown on Commission owned real estate. Commission authorizes Mayor to accept lowest and most responsive quote in an amount not to exceed \$25,000 is approved 3 to 0 on motion by Commissioner Alexander and second by Commissioner McIntosh.

9. **NEXT REGULAR MEETING:** November 22, 2023, at 8:00 AM

10. **ADJOURNMENT**

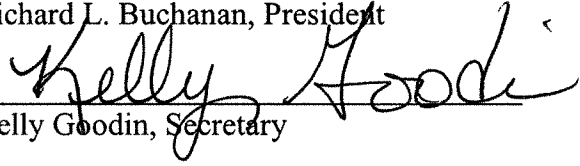
- a. The regular meeting was adjourned at 9:46 AM.

APPROVED on November 22, 2023, by a vote of 4 to 0.

Austin Redevelopment Commission



Richard L. Buchanan, President



Kelly Goodin, Secretary