

CITY OF AUSTIN, INDIANA REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of November 27, 2024

The Austin Redevelopment Commission met in a regular meeting on Wednesday, November 27, 2024, beginning at 8:00 AM.

1. CALL TO ORDER AND CONFIRMATION OF QUOROM

- a. Commissioners Buchanan, Alexander, McIntosh, Goodin, and Mullins are present. Commissioner Deaton is not present. Quorum established. Mayor Hawkins and Clerk-Treasurer Fugate are present.

2. APPROVAL OF MINUTES

- a. The Commission reviewed the minutes from the previous meeting held on October 23, 2024. After review, a motion was made by Commissioner Alexander and seconded by Commissioner Goodin to approve the minutes as presented. The motion carried unanimously by a vote of 5 to 0, and the minutes were approved and entered into the official record.

3. FINANCIAL MATTERS

- a. The Commission reviewed the presented claims for payment. Following discussion and verification of the claims, a motion was made by Commissioner Goodin and seconded by Commissioner Mullins to approve the claims as submitted. The motion carried unanimously by a vote of 5 to 0, and the claims were approved for payment.

4. PRESIDENT'S REPORT

- a. The Commission discussed the potential purchase of certain real estate in furtherance of its objectives. Following deliberation, a motion was made and seconded to authorize President Buchanan to negotiate and effectuate the purchase of Parcel Numbers 72-03-36-420-020.001-003, 72-03-36-420-014.002-003, and 72-03-36-420-018.002-003 each for an amount not to exceed \$25,000, subject to all necessary due diligence and legal review. The motion carried unanimously by a vote of 5 to 0, granting President Buchanan the necessary authority to proceed with the transaction.

5. COMMITTEE REPORTS

- a. Housing
 - i. The Commission reviewed the condition of the property located at 135 N. Church Street and determined it to be unsafe and a hazard to the community. Following discussion, a motion was made by Commissioner McIntosh and seconded by Commissioner Mullins to authorize the solicitation of bids for the demolition and removal of the structure at 135 N. Church Street. The motion carried unanimously by a vote 5 to 0, directing the City to proceed with the bid solicitation process in accordance with applicable procedures and regulations.

6. OLD BUSINESS

- a. Sale of RDC Lots
 - i. Attorney Stigdon provided update on status of pending sales.
- b. Agreement For Real Estate Broker Compensation – David F. Church

- i. The Commission reviewed the proposed Agreement for Real Estate Broker Compensation outlining the terms for compensating the broker for services rendered in connection with the sale of real estate. After discussion and clarification of the agreement's provisions, a motion was made by Commissioner Alexander and seconded by Commissioner McIntosh to approve the agreement as presented. The motion carried unanimously by a vote of 5 to 0, and the agreement was formally adopted, authorizing execution by the appropriate officials.

7. NEW BUSINESS

- a. **RESOLUTION NO. 2024-R-3: DECLARATORY RESOLUTION OF THE CITY OF AUSTIN REDEVELOPMENT COMMISSION AMENDING THE BOUNDARIES OF THE ALLOCATION AREA WITHIN THE CITY OF AUSTIN ALLOCATION AREA NO. 2 TO REMOVE CERTAIN PARCELS AND ADD NEW PARCELS IN FURTHERANCE OF ECONOMIC DEVELOPMENT OBJECTIVES**

- i. The Redevelopment Commission considered Resolution No. 2024-R-3. The resolution seeks to remove certain parcels and add new parcels within the allocation area in alignment with the City's economic development objectives. After discussion and review of the proposed amendments and their anticipated benefits, a motion was made by Commissioner McIntosh and seconded by Commissioner Goodin to approve the resolution as presented. The motion carried unanimously by a vote of 5 to 0, and Resolution No. 2024-R-3 was duly adopted.
- ii. In connection therewith, the Commission reviewed a proposed Attorney-Client Representation Agreement for legal services to be provided in

connection with the TIF amendment. After discussion of the scope of representation, terms, and associated fees, a motion was made by Commissioner McIntosh and seconded by Commissioner Mullins to approve the agreement as presented. The motion carried unanimously by a vote of 5 to 0, and the agreement was formally approved, authorizing its execution by the appropriate officials.

- b. The Commission engaged in a discussion regarding the potential expansion of the Residential Tax Increment Financing (TIF) district to support ongoing redevelopment efforts and stimulate residential growth within the city. After reviewing the proposed benefits and scope of the expansion, a decision was made to authorize Attorney Stigdon to draft and proceed with a preliminary resolution for the proposed TIF expansion. Attorney Stigdon was directed to take the necessary steps to prepare the resolution for consideration at the December meeting.

8. OTHER BUSINESS

- a. Approval of Agreement with Austin Beautification Committee
 - i. The Commission reviewed the proposed agreement with the Austin Beautification Committee, providing \$5,000 in furtherance of the Commission's redevelopment goals, including beautification and community improvement initiatives. Following discussion, Commissioner McIntosh made a motion to approve the agreement, which was seconded by Commissioner Goodin. Commissioners Alexander and Mullins

abstained from the vote. The motion passed with a vote of 3-0, authorizing execution of the agreement as presented.

b. City Engineer Updates

i. City Engineer provides update on status and ongoing communication with developer at Meadowbrook on punch list items.

ii. City Engineer advises on status of several other city projects.

9. **NEXT REGULAR MEETING:** December 25, 2024, at 8:00 AM is rescheduled to December 19, 2024, at 8:00 AM.

10. **ADJOURNMENT**

a. The regular meeting was adjourned at 8:53.

APPROVED on December 19, 2024, by a vote of 5 to 0.

Austin Redevelopment Commission



Richard L. Buchanan, President



Kelly Goodin, Secretary