CITY OF AUSTIN, INDIANA REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 1, 2025

The Austin Redevelopment Commission met in a regular meeting on Wednesday, October 1, 2025, beginning at 8:18 AM.

1. **CALL TO ORDER AND CONFIRMATION OF QUOROM**
   a. Commissioners Alexander, Buchanan, Deaton, Goodin, and McIntosh is present. Quorum established. Mayor Hawkins, Clerk-Treasurer Fugate, City Engineer Jeremy Eger, and City Attorney Josh Stigdon are present.
2. **APPROVAL OF MINUTES**
   a. The Commission reviewed the minutes from the previous meeting held on August 27, 2025. After review, a motion was made by Commissioner Mullins 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 fund report was reviewed and accepted as presented.
   b. The Commission reviewed the presented claims for payment and for approval. Following discussion and verification of the claims, a motion was made by Commissioner Alexander and seconded by Commissioner Goodin to approve the claims as submitted and supplemented. The motion carried unanimously by a vote of 5 to 0, and the claims were approved for payment.
4. **PRESIDENT'S REPORT**

a. President Buchanan advised that there was nothing new to report at this time.

5. **COMMITTEE REPORTS**

   a. Housing

      i. Nothing new to update.

6. **OLD BUSINESS**

   a. City Engineer Jeremy Eger appeared before the Commission to present a comprehensive update on the status of various public infrastructure projects currently underway across different areas of the City. Mr. Eger outlined progress, timelines, and key developments for multiple initiatives, highlighting both ongoing construction efforts and planned improvements designed to enhance municipal services and community infrastructure.

   b. Josh Hillman of DC Develop provided an update on home construction at Meadowbrook. Mr. Hillman requested approval for the final coat of asphalt to be completed in order to assist with marketing and to avoid any stigma associated with an unfinished road. He noted that the work would be performed by GM Development as part of the original BOT agreement.

      i. During the Commission's discussion, concern was expressed regarding potential damage to the final coat of asphalt while construction within the subdivision is still ongoing. Members and the City Engineer noted that heavy equipment and continued building activity would undoubtedly cause wear and possible deterioration of the new surface. These concerns were acknowledged and discussed.

ii. The Commission further discussed the option of waiting until spring to re-evaluate the condition of the roadway and the timing of the final coat of asphalt, and it was the decision of the Commission to proceed in that manner.

c. York Woods Crossing Commitment

i. The Commission discussed the request from the developer of York Woods Crossing for a financial commitment to be included in the developer's submission to the Indiana Finance Authority. Following discussion, Commissioner Alexander made a motion to commit $1.35 million to the project, and to authorize the Clerk-Treasurer and Mayor to take all necessary action in support of the application, including execution of any letters of support or commitment. The motion was seconded by Commissioner Goodin and was approved unanimously by a vote of 5 to 0.

7. **NEW BUSINESS**

a. EXTOL Media

i. EXTOL Media provided an update regarding its services to the City. Representative, Mr. Applegate, reported on the ongoing work being performed, the scope of services available, and future opportunities for collaboration. The update included discussion of current media coverage, community engagement efforts, and potential strategies to further promote City initiatives. No formal action was required by the Board at this time.

ii. The Commission discussed the importance of increasing pre-event promotion and considered the possibility of establishing a committee or creating an online form for community event notification and subsequent promotion. Mr. Applegate advised that a form can be easily added to the new website but cautioned that a formal policy should be developed to address what events will be posted, who will make such determinations, and the process for approval, in order to ensure consistency and fairness. The Commission desires to create an informal and ad hoc committee to work on this.

iii. The Commission discussed concerns regarding the ongoing cost of current promotional services compared to the overall value received, questioning whether the cost justified the expense. Commissioners further noted the need to evaluate whether there might be a better or alternative method for sharing basic City services information as distinguished from event promotion and related community outreach. The matter was discussed without formal action, with the understanding that options for improved efficiency and cost-effectiveness will continue to be reviewed.

iv. Mr. Applegate presented a contract for continued services with the City in the amount of $60,000 for the next year payable at $5,000 per month. Following review and discussion, Commissioner Alexander made a motion to approve the contract as presented, which was seconded by Commissioner Goodin. The motion was approved unanimously by a vote of 4 to 0.

b. Mural Quotes

i. The Commission reviewed the mural quotes and discussed the proposals received. Commissioners expressed interest in obtaining additional information from the submitting artist and also requested that other alternatives be explored for comparison. No formal action was taken on the quotes at this time.

c. RESOLUTION NO. 2025-R-5: A RESOLUTION OF THE AUSTIN REDEVELOPMENT COMMISSION ADOPTING A SECTION 504 GRIEVANCE PROCEDURE AND NOTICE OF NONDISCRIMINATION FOR THE USDA REVOLVING LOAN FUND

i. The Commission considered Resolution No. 2025-R-5, a Resolution of the Austin Redevelopment Commission adopting a Section 504 Grievance Procedure and Notice of Nondiscrimination for the USDA Revolving Loan Fund. Following review, Commissioner Goodin made a motion to approve the resolution, which was seconded by Commissioner Alexander. The motion carried unanimously by a vote of 4 to 0.

d. RESOLUTION NO. 2025-R-6: RESOLUTION OF THE AUSTIN REDEVELOPMENT COMMISSION APPROVING 2026 SPENDING PLAN

i. The Commission considered Resolution No. 2025-R-6, a Resolution of the Austin Redevelopment Commission approving the 2026 Spending Plan. Commissioners held discussion regarding the proposed allocations and anticipated projects to be funded under the plan. Following review, Commissioner Goodin made a motion to approve the resolution, which was seconded by Commissioner Mullins. The motion was approved unanimously by a vote of 4 to 0.

8. **OTHER BUSINESS**

   a. Mayor Hawkins provided an update regarding Duke Energy's installation of decorative lighting. He advised that the project is substantially complete and that only punch list items remain to be addressed. No formal action was required at this time. Mayor Hawkins further advised that the addition of shrouds to the decorative lights has been proposed at a cost of $15,600. The Commission discussed the matter and acknowledged the potential benefits of the shrouds for aesthetics and pole protection with preference that the expense be paid over the term of the lease rather than in a lump sum. Following discussion, Commissioner Mullins made a motion to approve the addition of the shrouds as recommended by Mayor Hawkins, which was seconded by Commissioner Goodin subject to approval of any contract by Attorney Stigdon. The motion was unanimously approved by a vote of 4 to 0.

   b. President Buchanan noted that the Commission owns several lots and advised that it would be appropriate to begin a review of the properties. He suggested that the Commission consider how it wishes to proceed with the use, development, or disposition of these lots. Discussion will continue at a future meeting.

9. **NEXT REGULAR MEETING**: October 22, 2025, at 8:00 AM

10. **ADJOURNMENT**

    a. The regular meeting was adjourned at 10:16 AM.

APPROVED on October 22, 2025, by a vote of 4 to 0.

Austin Redevelopment Commission

Richard L. Buchanan, President

Kelly Goodin

Kelly Goodin, Secretary