

**NASHVILLE REDEVELOPMENT COMMISSION MEETING
TUESDAY, OCTOBER 5, 2021**

Commission members present at Town Hall: Vice-President Victor Bongard, Member Louis Klein, Member Arlene Moffit and Member Robert Willsey. Commission members not present: President Raymond Modglin and Brown County Schools Representative Carol Bowden. Also in attendance at Town Hall: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones. Also in attendance via Zoom: Attorney Adam Steuerwald of Barnes & Thornburg LLP.

1. CALL TO ORDER

Vice-President Bongard called the meeting to order at 5:30 pm

2. ROLL CALL

Vice-President Bongard called the roll.

3. APPROVAL OF MINUTES – 9-07-2021 MEETING

A quorum of members who had attended the 9-07-2021 meeting was not present, so approval was tabled until the next regular meeting.

4. DECLARATORY RESOLUTION 2021-06, WOODS LANE RESIDENTIAL TIF AREA

All members present indicated that they had reviewed the Resolution and the related Economic Development Plan, which now reflects the possibility of residential TIF areas and will include a map of the area addressed by Resolution 2021-06. Consultant Curtin provided a summary of the approximately year-long work that led up to Resolution 2021-06, including the statutorily required public notice and opportunity to comment at the Redevelopment Commission's June 8, 2021 regular meeting, and notice and opportunity to comment provided all relevant taxing bodies at the September 7, 2021 regular meeting.

Vice-President Bongard shared insights he had recently gleaned from having attended a keynote address by Zionsville, Indiana Mayor Emily Styron, and read a prepared statement about the importance of preserving sense of place in balance with economic development (statement appended for reference). Consultant Curtin noted that he has kept the relevant taxing bodies apprised, and he has informed Story Snyder (Library) and Phil Stephens (Solid Waste) who have expressed interest in following the process. Consultant Curtin also noted that Scott Mills (Woods Lane Developer) has expressed support for the residential TIF proposal. Vice-President Bongard opened the floor to questions or comments from the public. Hearing none, the public comment period was closed.

Member Willsey made a motion to approve Resolution 2021-06, and Member Klein seconded the motion. All were unanimously in favor by roll call vote. Consultant Curtin will notify the School Board of the Resolution's approval and discuss with them appropriate next steps to continue moving the residential TIF proposal forward. Remaining steps: if favorable action by School Board, then to Planning & Zoning; if favorable action by Planning & Zoning, then to Town Council; if favorable action by Town Council, then to Redevelopment Commission for public hearing and possible confirmatory resolution.

5. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

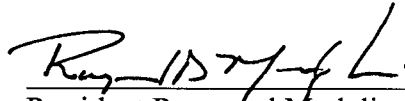
Records Clerk Jones will add the Economic Development Plan and Declaratory Resolution (2021-06) to the Town's website.

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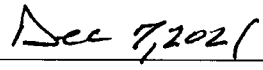
6. ADJOURNMENT

Member Willsey made a motion to adjourn, Member Klein seconded. All were unanimously in favor, and the meeting was adjourned at 5:48 pm.

The audio recording made at the Redevelopment Commission meeting on 10-05-2021 is retained in the office of the Town Clerk-Treasurer.



President Raymond Modglin



Date

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Appendix: Statement read by Vice-President Bongard Regarding Sense of Place, Economic Development and Community

We must continually remind ourselves of the reason for economic development initiatives in the first place – here in the Town of Nashville, fostering prosperity in our community, preserving sense of place, leveraging our uniqueness, improving civic infrastructure, maintaining and growing public spaces, and serving residents present and future.

To use a metaphor, properly engaging in economic development is not polishing apples and setting them out for sale. Rather, proper economic development means tending an orchard and sharing the fruit right where it is grown - creating a nurturing climate and an inviting place for all of us and those who might enthusiastically join our efforts for the long run.

The Rockefeller Foundation refers to “inclusive communities” – identifying communities that grow and prosper the most, and the most durably, as sharing five characteristics: Participation, Equity, Growth, Stability, and Sustainability. Conversely, communities lacking in one or more of these characteristics tend to suffer decline. Effectively bringing economic development to Nashville requires asking and re-asking, “How are people’s lives changing because of the presence, or the lack thereof, of each of these five important characteristics.”