

**NASHVILLE REDEVELOPMENT COMMISSION MEETING  
TUESDAY, NOVEMBER 2, 2020**

Commission members present via Zoom meeting: President Raymond Modglin, Secretary Tyra Miller, Member Roger Kelso, Member Robert Willsey (arrived at 6:05pm), and Brown County Schools Representative Carol Bowden. Commission member not present: Vice-President Victor Bongard. Also in attendance via Zoom: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones.

**AGENDA**

**1. CALL TO ORDER**

Meeting called to order by President Modglin at 5:30 pm.

**2. ROLL CALL**

Roll call by President Modglin.

**3. APPROVAL OF MINUTES – 10-06-2020 MEETING**

The minutes of the 10-06-2020 meeting were presented and reviewed. Secretary Miller made a motion to approve the minutes as presented. Member Kelso seconded the motion. All were unanimously in favor.

**4. DISCUSSION OF THE ECONOMIC DEVELOPMENT PLAN**

President Modglin advised that it may be necessary to table the discussion until more Commission members are present. Secretary Miller made a motion to table discussion and Member Kelso seconded the motion. Brown County Schools Representative Bowden suggested at least discussing among present members. Consultant Curtin explained that tonight would only be a discussion of the plan, and possibly next month they will have a Declaratory resolution before them. Consultant Curtin would also like to talk with each individual Commission member about the plan and answer any questions they may have. He advised that he has recently heard from Town Attorney Roberts that the proposed financial engagement letters are approved. They will now need Town Council President Gore's signature.

President Modglin asked for a vote on the motion to table the discussion. No votes in favor of the motion and the motion did not pass.

Consultant Curtin reviewed the drafts of the Economic Development plans of the two areas with the Commission. He will need to talk with Municipal Operations Consultant Norton regarding the estimated costs of installing water and sewer utilities in the proposed TIF areas. Consultant Curtin explained that the list of infrastructure projects that could be completed with TIF funds are broad rather than limiting them to specific areas such as certain sidewalks.

Brown County Schools Representative Bowden commented that the plans are readable, but her concern is the wording of housing, they need affordable housing in this area. Discussion. Consultant Curtin will look at rewording it to workforce housing.

Member Kelso commented that he would like to know what specific projects the TIF funds would be used for rather than the broad list presented. Discussion.

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Consultant Curtin advised the Economic Development Plan "A" listed as Hard Truth Hills are the properties located at 418 Old State Road 46 and the brewery area on State Road 135N. Discussion. The Economic Development Plan "B" is in the commercial areas of the corporate boundaries.

Consultant Curtin will clarify some details that Brown County Schools Representative Bowden and Member Kelso suggested. Commission Members advised it would be helpful to know more about specific projects moving forward.

**5. DISCUSSION OF THE RESIDENTIAL TIF AREA**

Consultant Curtin explained the steps and process for moving forward with proposed residential TIF for the new housing development in the Tuck-A-Way Ridge area. He advised that residential TIF can be added as an amendment in the future rather than adding it to the two other proposed TIF areas. The Commission will need to consult the Brown County Schools Superintendent and school board to get their approval to proceed. Member Kelso asked for specific projects that would be completed with the residential TIF funds. Consultant Curtin advised that connectivity or walkability is an issue for Nashville. If they can use the TIF funds to help with connectivity it will help Nashville as a whole. Discussion.

Consultant Curtin will arrange a conference call with Brown County Schools Superintendent Hammack, Brown County Schools Representative Bowden and President Modglin before the December meeting to discuss the residential TIF proposal.

**6. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**

No other business to discuss.

**7. MOTION TO ADJOURN**

Member Kelso made a motion to adjourn the meeting and Secretary Miller seconded the motion. All were in favor. President Modglin adjourned the meeting at 6:22 pm.

*The audio recording made at the Redevelopment Commission meeting on 11-02-2020 is retained in the office of the Town Clerk-Treasurer.*

Approved By Remote Access Note  
President Modglin

December 16, 2020  
Date