

**NASHVILLE REDEVELOPMENT COMMISSION MEETING
WEDNESDAY, DECEMBER 16, 2020**

Commission members present via Zoom meeting: President Raymond Modglin, Vice-President Victor Bongard, Member Roger Kelso, and Member Robert Willsey. Commission member not present: Secretary Tyra Miller and Brown County Schools Representative Carol Bowden. Also in attendance via Zoom: Redevelopment Commission Consultant Ed Curtin, Municipal Operations Consultant Dax Norton, Barnes & Thornburg Attorney Bruce Donaldson and Records Clerk Sandie Jones.

AGENDA

1. CALL TO ORDER

Meeting called to order by President Modglin at 2:30 pm.

2. ROLL CALL

Roll call by President Modglin.

3. APPROVAL OF MINUTES – 11-02-2020 MEETING

The minutes of the 11-02-2020 meeting were presented. Member Willsey made a motion to approve the minutes as presented. Member Kelso seconded the motion. All were unanimously in favor.

4. REVIEW OF SUBMITTED RIVERFRONT RENEWAL APPLICATION

**A. THREE D AND J, LLC – BROWN BIKE – RENEWAL APPLICATION – 110 N.
VAN BUREN STREET**

Jeff and Doug Crook presented their Riverfront License renewal application to the Commission. After review from the Commission, there were no questions.

Vice-President Bongard made a motion to approve the renewal. Member Kelso seconded the motion. All were unanimously in favor of approving Riverfront License renewal for the Brown Bike.

**B. AROGERS, LLC – NASHVILLE HOUSE – RENEWAL APPLICATION – 15 S.
VAN BUREN STREET**

Andi Bartels presented her Riverfront License renewal application to the Commission. After review from the Commission, there were no questions.

Member Willsey made a motion to approve the renewal. Member Kelso seconded the motion. All were unanimously in favor of approving the Riverfront License renewal for the Nashville House.

5. CONSIDERATION DECLARATORY RESOLUTION 2020 CENTRAL NASHVILLE TIF

Consultant Curtin discussed the process of dissolving the old TIF area and establishing a new one with a list of projects included. Barnes & Thornburg Attorney Donaldson advised this is the first of several steps including approval from the Brown County Area Plan Commission, the Nashville Town Council along with the Nashville Redevelopment Commission. There will need to be a 10-day notification for all public hearings as well. Consultant Curtin advised that he will submit both resolutions to the Plan Commission at the same time. He thanked the Redevelopment Commission members for their input. Records Clerk Jones asked if any changes could be made later if the Plan Commission asks for them and Consultant Curtin said they could. There were no further questions.

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Vice-President Bongard made a motion to approve Redevelopment Resolution RD 2020-01. Member Kelso seconded the motion. All were unanimously in favor to approve Redevelopment Resolution RD 2020-01.

6. CONSIDERATION DECLARATORY RESOLUTION 2020 HARD TRUTH HILLS TIF

Consultant Curtin advises that both resolutions and plans are similar with other than the location. Member Willsey made a motion to approve Redevelopment Resolution RD 2020-02. Member Kelso seconded the motion. All were unanimously in favor to approve Redevelopment Resolution RD 2020-02.

President Modglin made a motion to have all approved documents signed on the Commission's behalf by Records Clerk Jones. Member Willsey seconded the motion. All were unanimously in favor.

7. DISCUSSION OF THE RESIDENTIAL TIF AREA

Consultant Curtin explained that the Economic Development plan needs to address housing, as well as specific projects while allowing for flexibility. He believes that the plan conforms with codes set forth by the State of Indiana.

Consultant Curtin reported that he and President Modglin had a conversation with the Brown County School Superintendent Dr. Hammock and Brown County School Board President Carol Bowden. He advised that both seemed receptive to the residential TIF idea and invited them to attend the school board meeting January 7, 2021 to discuss establishing a residential TIF area. Vice-President Bongard asked if the school representatives had questions about the cost and resources involved in the project. President Modglin stated that they did ask specifically, and Consultant Curtin will be meeting with a financial consultant to have some figures for them.

Town Councilmember Hofstetter commented on the importance and need for the town to have safe crosswalks for our students. INDOT has agreed to put in the crosswalks if the town will provide the sidewalks for them. Everyone agrees that this is an important issue for the town and hopes that we help to increase connectivity in the future.

Member Willsey thanked Consultant Curtin for his work on the resolutions and the input from community on these discussions.

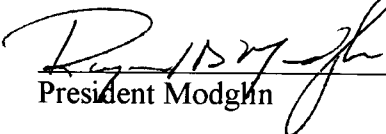
8. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

No other business to discuss.

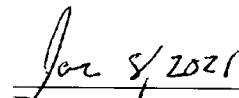
9. MOTION TO ADJOURN

Vice-President Bongard made a motion to adjourn the meeting and Member Kelso seconded the motion. All were in favor. President Modglin adjourned the meeting at 3:03pm.

The audio recording made at the Redevelopment Commission meeting on 12-16-2020 is retained in the office of the Town Clerk-Treasurer.



President Modglin



Date