

**NASHVILLE REDEVELOPMENT COMMISSION MEETING  
TUESDAY, FEBRUARY 1, 2022**

Commission members present at Town Hall: President Victor Bongard, Member Louis Klein, Member Lance Miller, and Brown County Schools Representative Carol Bowden (left at 5:47 pm). Commission members present via Zoom: Vice-President Robert Willsey (left at 5:56 pm) and Secretary Andi Wilson. Also in attendance at Town Hall: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones.

**1) CALL TO ORDER**

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

**2) ROLL CALL**

President Bongard called the roll.

**3) APPROVAL OF MINUTES – 1-11-2022 MEETING**

Member Klein moved to approve the January 11, 2022 meeting minutes as presented. Member Miller seconded the motion. All were unanimously in favor by roll call vote.

**4) REVIEW OF SUBMITTED RIVERFRONT APPLICATION:**

**A. FH, LLC DBA THE FERGUSON HOUSE – RENEWAL APPLICATION –  
78 W. FRANKLIN STREET**

Andi Rogers-Bartels, owner of The Ferguson House, was present for the meeting. President Bongard noted that the food to alcohol sales ratio is in line with the Commission's guidelines. Member Klein asked about number of months the business was operating in 2021. Ms. Rogers-Bartels advised they did not open until October of 2021 as they were renovating the building and outside property. Brown County Schools Representative Bowden commented that this business seems to be doing very well.

Vice-President Willsey moved to approve the Riverfront renewal for FH, LLC DBA The Ferguson House. President Bongard seconded the motion. All were unanimously in favor by roll call vote.

**5) RECEIVE INFORMATION CONCERNING THE MEDICAL ARTS BUILDING  
ADJACENT TO THE YMCA BEING UP FOR SALE**

President Bongard reported that he has received information that the medical arts building adjacent to the YMCA on Willow Street is up for sale (see the attached listing). The building is currently co-owned by IU Health and Columbus Regional Hospital, and they want to undo their joint venture. IU Health currently has health professionals working in this building and PT Solutions Physical Therapy also provides services here.

President Bongard has spoken with the broker in charge and there is no current timetable of the sale/lease of the property. He remarked that the departure of health services in our community would be detrimental. President Bongard asked the Redevelopment Commission members to encourage community stakeholders to keep this health resource in our community. Brown County Schools Representative Bowden advised that it will be very difficult for patients and the elderly to have to drive outside of Brown County for basic healthcare. Member Miller commented that the local nursing home should have a major interest in keeping a health facility nearby. Discussion.

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Consultant Curtin suggested that someone reach out to the medical professionals working at the facility and see if they would be willing to stay in Brown County. He also offered to talk with Schneck Medical out of Seymour and St. Francis out of Greenwood to see if they would have an interest in creating a healthcare facility in Brown County.

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

Records Clerk Jones asked the Commission what meeting time might work best for the Commission. It was suggested they look at changing the meeting time to 6:00 pm or 6:30 pm. The Commission agreed to cancel the March meeting unless new business should come up.

Town Council President Nancy Crocker advised that the Town Council will be holding Town Hall meetings the first Thursday of each month beginning in March. The first topic they will discuss is Public Safety and in April they will talk about a Community Master Plan. She encouraged all the Commission members to attend.

**7) ADJOURNMENT**

Member Klein moved to adjourn, and Member Miller seconded. All were unanimously in favor, and President Bongard adjourned the meeting at 6:03 pm.

*The audio recording made at the Redevelopment Commission meeting on 2-01-2022 is retained in the office of the Town Clerk-Treasurer.*



Redevelopment Commission  
President Victor Bongard

April 5 2022  
Date

Secretary Anali Wilson  
acting President



For Sale or Lease

Recently Renovated

103 Willow Street  
Nashville, IN 47448

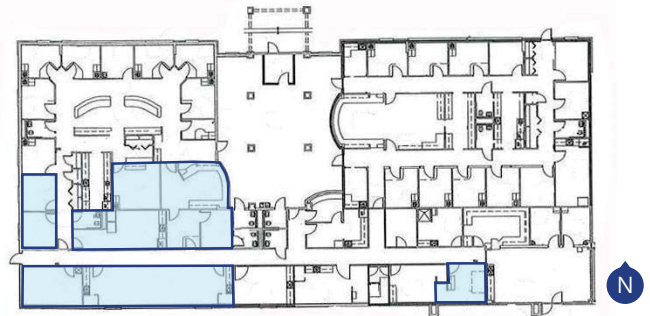
**Property Highlights**

- ± 12,821 SF multi-tenant medical office available for sale or lease
- Situated upon 1.37 acres of land
- Located within Brown County
- 20 miles from both Bloomington & Columbus
- Zoned B-2 Business District
- 330' of frontage along Willow Street
- Renovations were completed in 2019
- ± 50 surface parking spaces
- Well-maintained property
- Sale Price: \$1,250,000
- Lease Rate: \$18.21/SF Gross



**Floor Plan**

± 12, 821 SF



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**Gallery**



**Aerial**



**Property Highlights**

Building Size	± 12,821 RSF
# of Floors	1 story
Year Built   Renovated	2002   2019
Access	Private
Restrooms	10 restrooms
Fire Suppression	Sprinkled
Parking	3.9 / 1,000 SF (± 50 spaces)
Sale Price/Lease Rate	\$1,250,000 /

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