

**NASHVILLE REDEVELOPMENT COMMISSION MEETING
TUESDAY, AUGUST 3, 2021**

Commission members present at Town Hall: President Raymond Modglin, Member Louis Klein, Member Tyra Miller, Member Robert Willsey, and Brown County Schools Representative Carol Bowden. Commission members present via Zoom: Vice-President Victor Bongard. Also in attendance at Town Hall: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones.

1. CALL TO ORDER

President Modglin called the meeting to order at 5:30 pm

2. ROLL CALL

President Modglin called the roll.

3. INTRODUCTION OF NEW MEMBER – LOUIS KLEIN

President Modglin introduced Louis Klein as the newest member of the Commission. He is replacing Roger Kelso who resigned last month.

Commission Member Klein introduced himself and advised that he and his wife moved to Nashville about a year and a half ago. He is glad to have an opportunity to join this Commission and hopes to have a positive impact.

4. APPROVAL OF MINUTES – 4-06-2021 AN 6-08-2021 MEETINGS

Member Miller made a motion to approve the minutes of 4-06-2021 and 6-08-2021 meetings as presented. Member Willsey seconded the motion. All were in favor by roll call vote with Member Klein abstaining.

5. PUBLIC INPUT REGARDING RESIDENTIAL TIF

Consultant Curtin reported that the Commission has been contemplating creating a Residential TIF. They have held several meetings with the Brown County School Corporation, and they are in support of the Residential TIF. The Commission held their first public meeting on this topic in June 2021 and will have a second public hearing in September. Consultant Curtin advised after the second public hearing they will go back to the School Corporation for their approval.

Consultant Curtin will contact the new Brown County Schools Superintendent and give her the information on the Residential TIF and where they are at in the process.

**6. BUILDING HOUSING COMMUNITY INITIATIVE – BROWN COUNTY
REDEVELOPMENT COMMISSION – JUSTIN SCHWENK**

Brown County Redevelopment Commission President Justin Schwenk reported for the last two years they have been working on a way address blight and dilapidation in the County as well as to create affordable housing. They need to have a variety of age demographics and have seen a 30.5% decrease in people ages 20-40 living in the county which means a decrease in students in our local schools. BC Redevelopment Commission President Schwenk noted the average home prices in 2018 were \$242,000 which is typically higher than what a 20-40 year old person can afford. He noted that around 50% of the homes in the county were built before 1980 and need renovations and septic updates.

NASHVILLE REDEVELOPMENT COMMISSION MEETING AUGUST 3, 2021

BC Redevelopment Commission President Schwenk advised that their Commission is proposing the Building Community program. They will look at each parcel of land in the county and determine if it is livable, non-livable or without a house or home on the property. With this information they will look at programs and volunteer organizations to help with revitalizing distressed homes.

As for properties that have absent landowners and vacant properties, they will help to turn these into affordable housing. BC Redevelopment Commission President Schwenk explained that the Commission would create a Land Bank to recapture tax delinquent properties and turn them into livable buildings. This program would see approximately 15-20 properties per year. Once the Land Bank gets the property it would maintain that property. They would hire local contractors to build a home on the property or do repairs to an existing home. BC Redevelopment Commission President Schwenk advised that there are five-million-dollar loans from OCRA to remove blighted homes. Discussion.

7. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

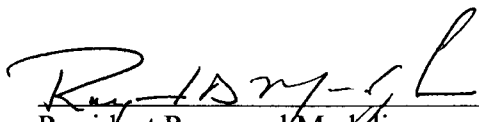
Town Councilmember Anna Hofstetter talked about proposing a non-motorized walkway from Town to Deer Run Park. She explained that the park is a fantastic resource for the community. She asked for the Redevelopment Commission's support in asking that the County Commissioners to create a walkway with signage.

Vice-President Bongard advised that there have been talks of possibly consolidating the Nashville Police Department with the Brown County Sheriff's Department. He has reservations about this especially in terms of economic development. He proposed they consider the long-term impact of this short-term fiscal goal. Discussion.

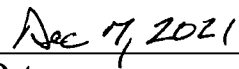
8. ADJOURNMENT

President Modglin made a motion to adjourn. Member Willsey seconded the motion. All were unanimously in favor, and the meeting was adjourned at 6:45 pm.

The audio recording made at the Redevelopment Commission meeting on 8-03-2021 is retained in the office of the Town Clerk-Treasurer.



President Raymond Modglin



Date