

**NASHVILLE REDEVELOPMENT COMMISSION MEETING  
AUGUST 14, 2023**

Commission members present: President Victor Bongard, Secretary Andi Wilson, Member Nancy Crocker, Member David Plessinger, and Brown County Schools Representative Carol Bowden. Commission members absent: Member Theresa Cobain. Also in attendance: Redevelopment Consultant Ed Curtin and Town Manager Sandie Jones.

**1. CALL TO ORDER**

The meeting was called to order at 6:03 p.m. There was a roll call by name.

**2. APPROVAL OF MINUTES | JUNE 12, 2023, MEETING**

Member Crocker moved to approve the minutes. Secretary Wilson seconded the motion. All unanimously in favor.

**3. DISCUSSION REGARDING TIF FUNDS**

As of the date of this meeting, the town has received the first of the TIF funds. The Central TIF brought in \$27,642.53, and the Hard Truth Hills TIF brought in \$2,365.92.

Consultant Curtin noted this is the first distribution, typically from May and November when we get this amount after these areas pay their property taxes. Additionally, it was noted that we can hold onto these funds. We currently have projects listed, and if we want something different, we will need to go through the 4-step declaratory process. There was a discussion about leveraging the funds like the 20/80 grants and that the funds must be spent in that area or for something that serves that area, like the fire department that sits outside of Hard Truth Hills but serves the property.

There was continued discussion that we should look at the Economic Development Plan. President Bongard asked about the back side of the Seasons that is now graded and what if they proposed using TIF funds to improve drainage in the area. The continued discussion mentioned that the box culvert would be the sidewalk. Consultant Curtin pointed out that it might be iffy if we said we would improve drainage. They can use funds to have someone devise a plan and then use that as a transportation plan.

Discussion on buying an economic bond: The developer gets this, and then we get the taxes and give it back to them. There was continued discussion about needing a budget plan. Secretary Wilson wants to see potential projects and what is best.

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

Redevelopment Association of Indiana—Consultant Curtin is a member. On September 22, 2023, there is a RAI Meeting and Columbus Site Visit from 9 a.m.–2:30 p.m.. Consultant Curtin is one of three companies sponsoring this event. There will be a walking tour of 20 different projects for two miles.

The next meeting will occur September 20, 2023, at 6 p.m.

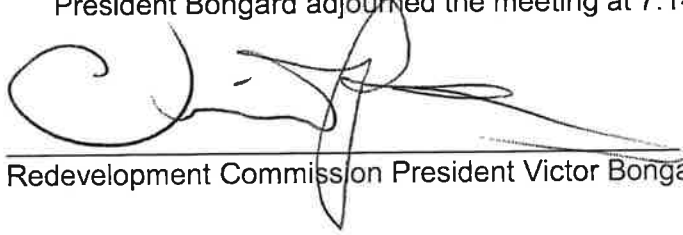
Brozinni's Pizza is due for a Riverfront renewal. There was continued discussion by Member Crocker about more TIF areas. President Bongard said to wait on that development and go with what we have now.

Discussion about the new IU medical building that is being built along Maple Leaf Drive.

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**5. ADJOURNMENT**

Member Crocker moved to adjourn the meeting. Member Plessinger seconded the motion. President Bongard adjourned the meeting at 7:14 p.m.



Redevelopment Commission President Victor Bongard

9/20/2023  
Date