

**NASHVILLE REDEVELOPMENT COMMISSION MEETING  
TUESDAY, SEPTEMBER 7, 2021**

Commission members present at Town Hall: President Raymond Modglin, Vice-President Victor Bongard, Member Louis Klein, Brown County Schools Representative Carol Bowden. Commission member not present: Member Robert Willsey. Also in attendance at Town Hall: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones. Also in attendance via Zoom: Municipal Operations Consultant Dax Norton.

**1. CALL TO ORDER**

President Modglin called the meeting to order at 5:31 pm.

**2. ROLL CALL**

President Modglin called the roll. He advised that they currently have a vacant seat on the Commission as Member Miller has resigned because she has been appointed to the Nashville Town Council.

**3. APPROVAL OF MINUTES – 6-08-2021 MEETING**

President Modglin made a motion to approve the minutes as presented. Vice-President Bongard seconded the motion. All were unanimously in favor.

**4. REVIEW OF SUBMITTED RIVERFRONT RENEWAL APPLICATION**

**A. BROZINNI PIZZERIA – RENEWAL – 140 W. MAIN STREET**

President Modglin queried whether all had sufficient time to review the submitted application, and whether there were any questions or matters to be raised for discussion. Hearing assent that the submitted application had been reviewed by all, and that there were no questions or matters to be raised for discussion, Vice-President Bongard made a motion to approve the application, and Member Klein seconded the motion. All were unanimously in favor.

The applicant was present by representative via Zoom, who expressed that the license has been greatly helpful to sales and accommodating customers. Member Klein and President Modglin complimented the applicant's success and quality offerings. Vice-President Bongard noted the applicant was another example of the program working as intended to support local businesses.

**5. PUBLIC MEETING REGARDING RESIDENTIAL TIF**

Redevelopment Commission Consultant Curtin noted that this was an opportunity for local taxing entities to learn more, ask questions and provide input. He also noted that possibilities for the TIF center around pedestrian and other non-vehicular connectivity to the downtown area. Consultant Curtin expressed how this focus is consistent with a draft of proposals already under consideration for funding through local/regional participation in the Indiana Regional Economic Acceleration and Development Initiative (READI). Member Klein, President Modglin, and Vice-President Bongard queried Consultant Curtin and commented in favor of possible future opportunities for matching grants that may be precipitated by various READI proposals, if accepted (READI funding decisions are expected to be announced in December 2021).

Scott Mills, a Developer of the Woods Lane project within the Residential TIF area was present by Zoom to ask questions and express his general assent to the plan. Consultant Curtin encouraged him to continue such involvement going forward.

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With no further questions or comments pending, Consultant Curtin expressed that he would prepare a Declaratory Resolution for the October Commission Meeting, which is necessary, along with a resolution from the School Board, to move the residential TIF proposal forward to Planning & Zoning, then possibly Town Council. The public meeting regarding the residential TIF then concluded.

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

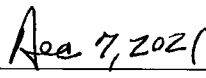
It was brought to the Commission's attention by Jim Shultz, member of the Brown County Redevelopment Commission (County RDC), present via Zoom, that the County RDC has formally resolved to create a land bank charter and presented that resolution to the County Commissioners for their consideration and possible action. Noteworthy insofar as creation of a land bank may present future opportunities for the Commission. No dates for further County consideration have been set.

**7. ADJOURNMENT**

President Modglin made a motion to adjourn the meeting. Vice-President Bongard seconded. All were unanimously in favor, and the meeting was adjourned at 5:59 pm.

*The audio recording made at the Redevelopment Commission meeting on 9-07-2021 is retained in the office of the Town Clerk-Treasurer.*

  
\_\_\_\_\_  
President Raymond Modglin

  
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Date