

**NASHVILLE REDEVELOPMENT COMMISSION MEETING
SEPTEMBER 20, 2023**

Commission members present: President Victor Bongard, Secretary Andi Wilson, Member Theresa Cobian, 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

President Bongard called the meeting to order at 6:00 p.m. There was a roll call by name.

2. APPROVAL OF MINUTES | AUGUST 14, 2023, MEETING

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

3. REVIEW OF SUBMITTED RIVERFRONT APPLICATIONS:

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

Owner Ryan Seward advised that his business is doing well. The ability to sell alcohol has been a good addition to his business. President Bongard commented that this business fits with the intentions of a Riverfront District license.

Secretary Wilson moved to give a positive recommendation on the renewal Riverfront License for Brozinni's Pizzeria. President Bongard seconded the motion. All were unanimously in favor.

B. COOPER'S ALLEY – INITIAL – 110 N VAN BUREN STREET

Owners Marc and Carrie Byers were present and explained their new business concept. They want to have people focus on the experience of family dining. They also have plans for Christmas events, picnic basket meals and old movies. Discussion. The Byers reported they plan to open in October and will have a soft opening for the local community.

The property involves three buildings on three parcels. The Commission advised that this needs to be clearly documented on the application sent to the State.

Representative Bowden suggested they use the upper parking area for handicapped parking. President Bongard commented that he likes the use of the property.

Secretary Wilson moved to give a positive recommendation on the initial Riverfront License for Cooper's Alley on all three parcels. Member Crocker seconded the motion. All were unanimously in favor.

4. DISCUSSION REGARDING TIF FUNDS AND POSSIBLE FUTURE PROJECTS

As of the date, 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. TIF funds are typically received in May and November of each year.

Consultant Curtin advocated leveraging the funds like the 20/80 grants and that the funds

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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. The Redevelopment Commission can approve all use of TIF funds.

5. ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

The next meeting will occur November 13, 2023, at 6 p.m. The Commission will vote on a Vice-President and Secretary as they now again have a full board.

6. ADJOURNMENT

Member Crocker moved to adjourn the meeting. Member Plessinger seconded the motion. President Bongard adjourned the meeting at 6:47 p.m.



Redevelopment Commission President Victor Bongard

11/13/2023

Date