

Redevelopment Commission Meeting

September 1, 2020

Via Zoom due to COVID-19

Opening and Roll Call-Suzanne Short-chair

Present: Suzanne Short, Shelley Haney, Brian Hurley, Alex Jordan and Larry Longman-Town Council Liaison.

Absent: Donetta Gee-Weiler and Shannon Walls-MVCSC.

Others Present Tonya Galbraith-Town Manager, Ryan Crum-Director of Planning and Building, Gregg Morelock, Town Attorney and Staci Starcher, Clerk-Treasurer.

Approval of Minutes-August 4, 2020

Ms. Haney made a motion to approve the August 4, 2020 meeting minutes with the correction of revue changed to review. Second was made by Mr. Jordan and passed 4/0

Project Jarasco (Southwark Metals)-Update, Tonya Galbraith

The Southwark Metals update was given by Ms. Galbraith. Staff has been in conversation with them and next step will an Executive session before a presentation to Town Council. The road issues and tax abatement request are still of discussion topics that need resolution.

Brookside Connectivity Study-Ryan Crum

Update was given by Mr. Crum. This is to create a centralized road connection for all parcel three parcel owners. Mr. Crum presented a conceptual layout for land use. It includes larger detention areas, condos and quad type development homes. There will be more discussion with the landowners and presentation to the Town Council. Mr. Jordan feels it is good as prepared and should be put forward to Town Council and landowners.

Suzanne Short was unavailable due to audio issues at 7:05

Shelley Haney-Vice President took over the meeting at this time.

Town Center Economic Feasibility Study Assumption-Ryan Crum

Mr. Crum and Ms. Galbraith are continuing to work with Sara Murley with Applied Economics developing the drainage study which will change the site plan and revisions were made to the original. This study gives the idea of value and is a frame of reference for the Town Center concept. It did not take COVID into account and was based on pre-COVID-19 numbers. The update at this meeting needs no action, it is just to show progress.

Suzanne Short returned to the meeting with audio at 7:15

Budget Spreadsheet

The budget report was prepared and made available by Staci Starcher, Town Clerk-Treasurer. Ms. Short requested some clarity on the line item regarding the Old Town Mt. Comfort sidewalk expense of \$600.00. Mr. Crum, Ms. Galbraith and Ms. Starcher will verify and provide information at the October meeting

Council Liaison Report-Larry Longman

Mr. Longman gave a Town Council update which included a presentation, discussion and concerns regarding Southwark Metals plan to build a site in McCordsville. There were many concerns from the residents of Woodhaven. There was noise ordinance discussion and the adopted special events ordinance. A development proposal from Leo's Market and Town Fiscal Impact fees were also on the agenda. A new Planning Commission member, Chad Gooding was introduced. Town Hall Recycling is making some adjustment to limit hours and install a gate.

Old Business-Economic Development Plan-Tonya Galbraith

This continues to be a work in progress and Ms. Galbraith still wants ideas for updates. Presentation and approval possibly in October.

Town Drainage Study-Ryan Crum

Mr. Crum is working with A&F Engineering and Context on the Town Center drainage study and revisions have been made to the plan.

Presentation to Town Council to approve the overall drainage plan for final approval will be in the next couple of months.

New Business

None

Next meeting-October 6, 2020

Adjourn

Motion to adjourn was made by Ms. Haney and second was made by Mr. Jordan. Passed 4/0