**Redevelopment Commission**

**September 6, 2018**

**Meeting Notes**

1. **Opening and Roll Call**

**Members present:** Chairperson Heather Blaudow, MVCSC Shannon Walls, and Council Liaison Larry Longman

**Members absent:** Brian Hurley, Shelley Haney, Suzanne Short, and Donetta Gee-Weiler

**Others present:** Town Manager Tonya Galbraith, Ryan Crum, Ariel Schoen, Courtney Zaugg from Veridus Group, and Fred Prazeau of Context Design

1. **Approval of August 2, 2018 minutes**

Due to the lack of a quorum, the August 2, 2018 minutes will be approved at the October meeting.

1. **Economic Development Plan Update**

Ms. Galbraith reported that the Economic Development Plan is about 80% complete. We are waiting for a little more information and trying to take some new pictures for it. It was suggested that drone pictures be acquired to provide a different aspect to the document. Ms. Galbraith will contact Mr. Tom Strayer regarding this. Ms. Galbraith will send a couple of drafts of the EDP to the RDC members for input before the final draft is distributed.

1. **Town Center Design/Market Analysis process**

**Town Center Design update**Ms. Galbraith welcomed Mr. Fred Prazeau of Context Designs and he recapped the past Advisory Committee meetings and commended that group for their continued active engagement in this process. He attended National Night Out to get feedback from McCordsville residents. He discussed the turnout, participation, and feedback from them regarding what they would like to see included in our Town Center design. He distributed handouts that detail some of that feedback and entertained questions from the RDC members. He stated that parks, trails and civic green space are what most of the feedback pertains to. People are paying attention to the news that has been in the papers and on TV. He reported that his company has looked at traffic counts along the 600W corridor. They are looking at Oviedo, FL as an example of a similar sized town center. Oviedo has 87 acres and the planning area for McCordsville is 140 acres. It was noted that we may not need that much property. Mr. Prazeau shared that the trend of having residential on top floors and commercial on ground floors is going away but that it is still important to set the first floor as height for commercial so if things change in the future we would be prepared for that. Mr. Prazeau also shared his observations from other communities that have gone through redevelopment that even though the young professionals may the targeted demographic, and do come, it seems to be the empty nesters who fill the buildings. They are a significant power player in how projects are being developed because they want the same things the millennials want, less responsibility, less living space, and to be nomadic. Discussion was also held regarding disallowing vehicular traffic and encouraging bicycling and foot traffic, encouraging the sociability of the residents. Mr. Prazeau stated that there would likely be certain areas that were exclusive for walking and bicycling only and that there will be roads and corridors in the plan, but they can be shut down for any events, etc. It was related that an issue is going to be that retailers are going to want as many cars as possible to be able to park close to their businesses. Mr. Prazeau also noted that over the planning phase there will be many differing opinions presented and we need to make our plan and make it clear that this is what want.   
 **Market Analysis update**  
Ms. Galbraith welcomed Courtney Zaugg from the Veridus Group and Courtney gave a brief update on information discussed in the Town Advisory subcommittee meetings. On September 25 there will be two focus group meetings at the Wellness Center. She reported that they are currently working on drafting some fairly complex survey questions that will go out to various chambers, school corporations HOAs, etc. There will be a full review of the latest results at the October 10 Town Center Community Forum. Discussion then occurred regarding the next RDC meeting with regard to fall break and vacations and the timing for Ms. Zaugg from Veridus to give a complete update resulting in feedback from the full RDC, so the October meeting was rescheduled to October 18.

1. **Council Liaison Report – Larry Longman**Mr. Longman gave an update on the August 11, 2018, Town Council meeting.
2. **Old Business**CR 600W TIF:Ms. Galbraith gave a quick update on the 600W TIF. She took the questions the group had for Ms. Lisa Lee of Ice Miller and explained those responses. She also recommended inviting Ms. Lee to the November meeting for further discussion regarding the future alignment. Mr. Crum suggested including in the Stellar application that the RDC is working toward the option of establishing a Mt. Comfort Corridor TIF district and that it would be eligible to take in funds in January of 2020.

Stellar: Mr. Crum briefly reported that the next Stellar submission is due in two weeks, with a presentation in mid-November and the award will be announced in early to mid-December.

1. **New Business**None.
2. **Next Regular Meeting – RESCHEDULED** from October 4, 2018 **to October 18 at 6:30 p.m. in the McCordsville Council Chambers.**
3. **Adjourn**Meeting adjourned.