

Redevelopment Commission Meeting Minutes

Tuesday October 6, 2020

Held Virtually via Zoom due to COVID-19

Opening and Roll Call-Suzanne Short, chair

Members Present- Suzanne Short, Alex Jordan, Larry Longman-Town Council Liaison, Donetta Gee-Weiler, Shelley Haney, Shannon Walls-MVCSC

Members Absent-Brian Hurley

Also Present- Tonya Galbraith-Town Manager, Ryan Crum-Director of Planning and Building, Attorney Gregg Morelock

Approval of Minutes September 1, 2020

Ms. Haney made a motion to approve the September 1, 2020 meeting minutes as presented. Second was made by Mr. Jordan. Passed 4/0

Aurora Way TIF-Lisa Lee

Ms. Galbraith started the overview of the Aurora Way TIF discussion. This is a new road (550N) that will be called Aurora Way and the purpose would be to keep truck traffic from Southwark Metals off of 600N. By adding a TIF to cover this road the town will pay for the road initially and in time the increment from the TIF pay us back. Mr. Crum presented the site plan and in the future the road would continue east and west. More undeveloped land will give access to Mt. Comfort Road. Mr. Longman added this is in response to Woodhaven to keep traffic under control with the potential to develop additional areas. This would also be an incentive to annex other areas in the future. Lisa Lee presented Resolution 100620 as a step 1 in the process. It is an agreement between the RDC and Town Council to pay back. This is a procedural timetable and The RDC is the beginning of this process.

Motion to read by title only Resolution 100620 was made by Ms. Haney. Second by Ms. Gee-Weiler and passed 4/0

Motion to approve Resolution 100620 was made by Ms. Haney. Second by Ms. Gee-Weiler and passed 4/0

Resolution goes to Planning Commission next.

Villages of Brookside Connectivity Plan

Update with Mr. Crum which included Concept 1 and Concept 2 color visuals. They show the overall site and enlarge the entrance road visual. Mr. Crum will present to Town Council next week. The three property owners are invited to Town Council as well. The plan is to create a road network with the best use of land efficiency. Mr. Morelock will draw up an Amendment to thoroughfare Plan.

Town Center Drainage Study-Ryan Crum

Update from Mr. Crum with a revised site overall plan. There was a small change with the addition of a small building by the south pond since the last meeting.

Town Center Next Steps-Marlon Webb

- Developer Round Table-Jim Rawlinson from Veridus was in attendance. Developer Roundtables are scheduled for Friday October 9, 2020 and Wednesday October 14, 2020. Ms. Galbraith and Mr. Crum will do a power point presentation and get feedback from commercial and residential developers. Items to be discussed are phase one financing, Single family and Infrastructure improvements. Discussions with property owners will also continue.
- Joint Council/RDC Meeting-maybe December 1, 2020 -RDC will schedule a meeting with the Town Council to share ideas on views and approach to Town Center.

Budget Spreadsheet

The budget report was prepared and made available by Staci Starcher, Town Clerk-Treasurer

Council Liaison Report

Mr. Longman gave an overview of some of the items discussed at Town Council which included Southwark and an installment payment plan option for Utilities due to COVID-19. The noise ordinance amendment has been finalized. Senior Apartments development and Oakcrest development updates. Town Council authorized purchase of two firetrucks for the Township Fire Territory. The recycling area of Town Hall now includes a fence and set hours for recycling drop-off.

Old Business

Economic Development Plan-Tonya Galbraith

Ms. Galbraith requested the Economic Development Plan be finalized so that it is ready to present to Town Council. There were suggestions by the Commission for additions as well as items that could be removed. All agreed that the new photos and the cover were great additions.

The Economic Development Plan will be presented by Suzanne Short to Town Council on Tuesday October 13, 2020.

New Business

Suzanne Short, Current President of the Redevelopment Commission, announced her retirement from the Commission as of Dec. 31, 2020

Next Meeting-November 2, 2020 (date change due to election day)

Adjourn

Motion to adjourn was made by Ms. Gee-Weiler. Second was made by Ms. Haney. Passed 4/0