Redevelopment Commission Meeting

Wednesday October, 13, 2021

**Call to Order**: Alex Jordan

**Roll Call:** Beth Morton

**Present:** Alex Jordan, Shelley Haney, Brian Hurley, Larry Longman, Brandy Stepan, Donetta Gee-Weiler

**Absent:** Shannon Walls

**Also Present**: Tonya Galbraith, Ryan Crum, Staci Starcher, Attorney Ariel Schoen

Town Attorney Ariel Schoen introduced an addition to the Brand and Morelock Team, Rhonda Cook, who will also be assisting the Town.

**Approval of September 7, 2021 meeting minutes**

Motion was made to approve the September 7, 2021 meeting minutes as presented by Ms. Stepan. Second was made by Mr. Hurley and passed 4/0

**Town Center Update**

Mr. Bowen was unable to attend the meeting but sent a message via Ms. Galbraith. Mr. Bowen’s update is as follows. We are working on an updated timeline that combines the expected municipal timeline with our design/construction timeline. My initial assumption is that we will be ready to close the agreement and start construction between 2/1-3/1/22. That would be on both the infrastructure and apartments, which will be constructed simultaneously. I have attached the preliminary final apartment plans. We will end up with 207 apartments and 8 commercial studios. Both buildings will have great amenities, including a pool (north building) and a rooftop patio (south building). These plans offer a great mix of 1BR and 2Br units.

We are working on schematic design(architecture) but still have a way to go. The first few iterations were too modern for my desired outcome. I hope to have renderings and elevations to share later next week. We are still waiting on our civil engineer to provide an updated civil plan showing the ponds and commercial lots. I will circulate that once we receive it. I have connected with Ninestar about potentially developing a new office in McCord Square. We are in the very early stages but I’m excited about the opportunity.

We are working with Ryan on a new PUD for McCord Square. We hope to have that presented no later than December. Finally, I would expect for us to ask the Town to initiate their bond approval process early next month. I think that the process will take 90-120 days, which will be good timing to close in February.

All in all, moving full steam ahead on design so we can stay on track for the Spring start.

**Budget Spreadsheet**

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

**Economic Development Plan Review**

All Commission members have had opportunity to read over the document so suggestions on any editing and additions can be made. Ms. Galbraith led the discussion on any final changes that need to be made before it is printed. At the next meeting in November there will be a recommendation to present the McCordsville Economic Report to Town Council. Mr. Jordan, Redevelopment Commission President will make the presentation to Town Council.

**Building Improvement Plan Review**-Brandy Stepan

After discussion this grant program will be called the Building Improvement Grant (BIG).

Ms. Stepan requested input on the document presented. Ms. Stepan will finalize after, and this will be ready to adopt at the November RDC meeting. Mr. Jordan will make an information only presentation to Town Council in November.

**Old Business**

None

**New Business**

Mr. Longman, Town Council liaison gave a report on an Aurora Way presentation. This is a Phase II section of Aurora Way which will extend 500W further. It is an industrial traffic roadway and adds a direct access point to Mt. Comfort Road and has relief value for 500W. This will create better circulation for industrial business and reduce truck traffic on CR600N. There are issues with a tax abatement, annexation and current property owners so this issue will continue, and Mr. Longman will update.

Ms. Galbraith informed the Commission that she is retiring as of April 1, 2022. She also informed the commission that Mr. Barry Wood, Town Council President is resigning his position at the end of the year.

**Next Meeting is Tuesday November 2, 2021**

**Adjourn**

Motion to adjourn was made by Ms. Stepan. Second was made by Mr. Hurley and passed 5/0.