

**NASHVILLE REDEVELOPMENT COMMISSION MEETING
TUESDAY, MAY 2, 2022**

Commission members present at Town Hall: President Victor Bongard, Vice-President Robert Willsey, Member Louis Klein, Member Lance Miller and Brown County Schools Representative Carol Bowden. Commission member present via Zoom: Secretary Andi Wilson. Also in attendance at Town Hall: Redevelopment Commission Consultant Ed Curtin and Records Clerk Sandie Jones.

1) CALL TO ORDER

President Bongard called the meeting to order at 5:30 pm.

2) ROLL CALL

President Bongard called the roll.

3) APPROVAL OF MINUTES – 4-05-2022 MEETING

Vice-President Willsey moved to approve the April 5, 2022 meeting minutes as presented. Member Miller seconded the motion. All were unanimously in favor by roll call vote, aside from President Bongard, who abstained.

4) REVIEW OF SUBMITTED RIVERFRONT APPLICATION:

A. BIRDS NEST CAFÉ – RENEWAL APPLICATION – 36 W. FRANKLIN STREET

President Bongard advised they had before them the renewal Riverfront License application for the Bird's Nest. He noted that Member Miller was recusing himself from the vote as he is co-owner of the business.

President Bongard advised that the application was all in order and asked the Commission if they had any questions. There were none.

Member Klein moved to approve the Riverfront renewal for Birds Nest Café at 36 W. Franklin Street. Vice-President Willsey seconded the motion. All were unanimously in favor by roll call vote with Member Miller recusing himself from the vote. The motion passed 4-0.

5) CONSIDER RESOLUTION 2022-01 A RESOLUTION TO RETAIN NET ASSESSED VALUATION FOR THE 2020 CENTRAL ECONOMIC DEVELOPMENT ALLOCATION AREA

Consultant Curtin came forward to explain the state statute requires a decision of the board of what they will do with their increment financing. While there is not an anticipation of any increment financing, there is not a desire to give it up if the board does get funds. Consultant Curtin also mentioned that if the assessor reassesses property and above our base with new buildings, that will give them income. President Bongard mentioned that the group could decide not to take the money. He noted that there were improvements made to both Barn Burner and the Ferguson House. Consultant Curtin mentioned that all the properties are taken into consideration and need to go beyond, and that the auditor's office looks at all properties.

Vice-President Willsey moved to approve Resolution 2022-01. President Bongard seconded the motion. All were unanimously in favor by roll call vote.

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6) **CONSIDER RESOLUTION 2022-02 A RESOLUTION TO RETAIN NET ASSESSED VALUATION FOR THE HARD TRUTH HILLS ECONOMIC DEVELOPMENT ALLOCATION AREA**

Vice-President Willsey moved to approve Resolution 2022-02. Member Klein seconded the motion. All were unanimously in favor by roll call vote.

7) **ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**

Consultant Curtin reported that he spoke with a developer about the Salt Creek Medical Arts building that is up for sale. The developer is intrigued about the building. The owners of the building will discuss with IU and Columbus Hospital to see what they can find out on that end. Member Klein mentioned the location has been for sale for a while. He added that the offices are always booked, so he was unsure that signage was the issue as had been reported. Consultant Curtin mentioned the developer has a relationship with Columbus Regional Hospital, so they could learn more. Discussion.

Consultant Curtin also mentioned that the Fair Oaks Mall in Columbus is being converted for Columbus Hospital Departments and the Parks Department. President Bongard added that IU Health gave IU a large amount of funds.

Records Clerk Jones asked the Commission to review the Riverfront Guidelines as to the documentation of sales and the look at the number of days a business is open. Discussion. President Bongard and Vice-President Willsey would like everyone to do some research on this topic and discuss it again at their next meeting.

Records Clerk Jones talked about the Riverfront guidelines. She said the food and alcohol sales numbers put in riverfront renewal applications may not be accurate. This could have been a mistake, but it's important to know the real numbers and what they are really doing. She asked the Commission to look at the guidelines and discuss how strict or how loose the Commission wants to be with the guidelines.

Consultant Curtin added to show the progression of the business from year to year and this history will help us review the business. He wants to keep the businesses open and be successful. Our hammer is if they are not following the rules, they can be shut down. Consultant Curtin mentioned that he will compile the historical data of all licenses, which will help tell a story of growth. This will help at the state level – jobs, growth, etc. He wants to think about the accountant certifying the numbers as there is not much info since these are public numbers. President Bongard again asked the commission members to take a look at the guidelines and discuss at the next meeting. Vice-President Willsey agreed. Member Miller asked what other communities have the Riverfront licensing programs. It was mentioned that Columbus, West Lafayette, and Lafayette have the Riverfront licensing.

Consultant Curtin presented President Bongard with the Determination of Excess Assessed Value letters to sign.

8) **ADJOURNMENT**

Vice-President Willsey moved to adjourn, and Member Klein seconded. All were unanimously in favor, and President Bongard adjourned the meeting at 6:19 p.m.

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The audio recording made at the Redevelopment Commission meeting on 5-02-2022 is retained in the office of the Town Clerk-Treasurer.



Redevelopment Commission
~~President Victor Bongard~~

V.P. ROBERT WILLSEY

8/2/2022

Date