
Members Present:

Jeff Tingler
Steve Moore
Jason Brooks
Rachel Nixon
Michael Harless
Rob Keisling

Members Absent:**Others Present:**

Chase Bruton
Nanci Sears Perry
Marta Guinn
Carolyn Gant

The meeting was called to order at 4:01 pm by President, Jeff Tingler. All members were present.

The minutes of the July 11, 2024 and September 12, 2024 meetings were distributed. Rob Keisling moved to approve the minutes. Rachel Nixon seconded the motion. All members voted Aye.

Unfinished Business:

None

New Business:Annual Presentation to Taxing Units:

Town Manager Chase Bruton reviewed the annual presentation to overlapping taxing units as prepared by Stone Municipal Group. All of the taxing units were invited to the meeting but none were present. There were no questions about the presentation.

RDC Annual Spending Plan 2025

The DLGF now requires the submittal of an annual spending plan for Redevelopment Commissions. The Spending Plan for 2025 was prepared by Stone Municipal Group. It can be edited by resolution if a project comes up that was not anticipated. This report assists the RDC in determining bonding capacity and helps forecast the future capacity for projects.

Rob Keisling motioned to approve the 2025 Spending Plan. Rachel Nixon seconded the motion. All members voted in the affirmative.

EDA Agreement with Anderson Partners

This is the EDA version 6.0 with Anderson Partners. The Read Grant ask was for \$6.2 million and we only received \$1.0 million for the project. There has been ongoing discussion with Anderson Partners on how to fill the gap. First, the town home portion of the project has been removed which leaves the gap at \$4.6 million. Stone is looking for funds to shorten the gap and Chase Bruton has been talking with Delaware County about other possible funding.

We missed out on Lilly Endowment dollars for blight reduction because the Town already took care of the blighted properties before the grant was announced. As it stands now, the project will be called Canal Street Lofts and will be comprised of 117 units. Version 7.0 of the EDA will be presented next month. There was a discussion among RDC members as to details they would like addressed in the upcoming EDA version.

Town Manager Update:

Chase Bruton stated that he may have something on another project coming up. He also noted that the public still doesn't understand TIF districts – what they do and what they accomplish.

Public Comment:

Town Council member Nanci Perry had questions about the proposed apartments on SR32 next to the storage units. That project is still waiting on the Homeland Security release.

The meeting adjourned at 4:34 pm.

A handwritten signature in black ink, appearing to read "Paul B.", is written over a horizontal line.

Redevelopment Commission Representative