

AGENDA
RDC Meeting September 19, 2025

- Call to Order
- Roll of Officials
- Determination of Quorum
- Approval of Minutes
- Financial Update
 - a. CED 1291.25
- Old Business
 - a. Business Park Update – Environmental
 - b. Property Bids
 - c. RDC Downtown Tif
- New Business
- General Comments
- Adjournment

Mike Latchaw – Council – January 2026

Lindsey Cuneo – Mayor – January 2026

Brian Donahue – Mayor – January 2026

Amy McCurry – Council – January 2026

Open – Mayor – January 2026

Penny Stevens- School

Alexandria Redevelopment Commission

August 25, 2025

Call to Order:

This meeting of the Alexandria Redevelopment Commission at Alexandria City Hall, was called to order at approximately 5:30 p.m. by President Mike Latchaw. The members present were Amy McCurry, Brian Donahue, Penny Stevens, and Lindsey Cuneo.

Economic Development Director Alan Moore, City Attorneys Chou-il Lee, and Sydney Darnell were also in attendance.

Approval of Minutes/Treasurer's Report:

The minutes from June 23, 2025 were approved. Brian Donahue made the motion, Lindsey Cuneo, second. All in favor, motion passes. The minutes were signed by Mike Latchaw, President.

Alan Moore provided the Commission with the July and August invoices from CED in the amount of \$1291.25 each. Lindsey Cuneo made a motion to approve, and Amy McCurry seconded. all in favor, motion passed.

Resolutions: RDC-_____-2025 **Resolution designating economic development target area for tax abatement-Humphries Automotive Sales and Service.** (see below)*

Old Business: Public Comments: _Mike Latchaw inquired about the rules in place for public comment. Mike will send out a copy of the rules followed by the City Council, for review. Sydney Darnell will write up an ordinance for review at the next meeting.

Business Park Update- Rob Sparks with CED was in attendance to give us an update on the business park. The CED is currently working with the property owners regarding the process of annexation. A question was raised in regard to the current "Poet Project" and whether or not that has come into play with the property owners. Due to NDA's and the possibility of any future projects, this is something they are working through when discussions are taking place. It was also mentioned during the meeting that a sign for the business park, on the property, was damaged during a recent storm. Rob will look into this as well.

***Humphries Automotive:** Regarding the recent request for an abatement, Chou-il explained that due to the property being an auto facility, a recommendation must be made to the City Council by the RDC for a resolution. The resolution was presented for recommendation. Brian Donahue made a motion to approve the resolution. Lindsey Cuneo seconded. All in favor. Alan Moore acquired the signatures for the resolution, and it will be forwarded to the Clerk-Treasurer, Darcy Van Erman for City records.

Property Bids: Alan Moore advised the commission that the following property, located at 0 Pennsylvania Avenue; Alexandria IN. consisting of two separate lots: 4805-13-403-090.000-022 and 4805-13-403-088.000-022 were advertised for sale. The two properties must be

purchased together, lowest amount to be accepted is \$4000.00 plus fees. Two bids were received, Chou-il opened the bids and presented them to the commission.

A bid in the amount of \$4000.00 + fees was received from Derek Bryant with Amplio Development in the amount of \$4000.00 + fees. Chou-il asked Sydney to review the document, as to whether or not it read per parcel, or in total. It was determined the document read for a total of \$4000.00 + fees.

A second bid was received on behalf of R House Builders in the amount of \$4200.00 The bid was sent via email, at 1:33 pm, and a signed copy presented at 5 pm to Alan Moore.

A bid was not accepted at tonight's meeting, and it was recommended to take this under advisement, and the attorney will make a recommendation at the next meeting. Lindsey Cuneo made a motion to take under advisement, with Brian Donahue seconding. All in favor.

RDC Downtown Tif: Discussion was held regarding Alexandria's Tif district, they are still working on mapping out the current Tif properties. It appears there are individual parcels, and not an actual allocation area. Chou-il discussed the advantages and disadvantages of a Tif district. The areas we show listed as being a Tif parcel are being reviewed vs. the areas that have been filed with the state. Chou-il will reach out to an expert on Tif areas, as well as Baker-Tilley to see what they may recommend going forward as we continue to establish our Tif district. As it stands, we are limited to what we can do with any allocations. Allocation dollars are to be invested back into the allocation area for growth and investment. Public Safety is another area in which these dollars may be spent. The question was asked about "unsafe premises" and if that would fall under public safety. The reason for this question was it was discovered that the JAM property, which the Redevelopment Commission has been looking into, will be added to the October Tax Sale. Chou-il will discuss possible options to obtain possession with Alan Moore, for further review.

Residential Housing Development Program President Latchaw asked about a residential housing development program. Chou-il explained that typically 501c3 will run this type of program. They can receive grant money and set up programs for housing rehabilitation. There is a possibility of a HOTIF, which is a housing allocation area. These typically are for new construction, as opposed to rehabilitating current properties.

New Business: none

General Comments: none

Next meeting: Monday September 22, 2025, 5:30 pm at Alexandria City Hall.

Adjournment: Lindsey Cuneo made the motion to adjourn, and Amy McCurry seconded. All in favor

Signature- Mike Latchaw – President

Date