

ALEXANDRIA REDEVELOPMENT COMMISSION MEETING MINUTES

Date: August 24, 2026

Attendance

- **Commission Members Present:** Mike Latchaw (Council), Lindsey Cuneo (Mayor), Brian Donahue (Mayor), Amy McCurry (Council), Aaron Zarse (Mayor).
- **Commission Members Absent:** Penny Stevens (School).
- **Staff and Guests Present:** Sydney Darnall (Legal Counsel), Chou-il Lee (Legal Counsel), Alan Moore (Economic Development Director).

A quorum of voting members was officially established.

Proceedings

1. Call to Order

The meeting was called to order at 5:30 PM.

2. Approval of Minutes

The minutes from the previous meeting were reviewed by the board.

- **Action:** Approved unanimously as submitted.

3. Financial Update & Invoice Approvals

- **Financial Report:** President Latchaw reported RDC accounts currently hold approximately \$400,000 in redevelopment funds, with \$5,000 in the Madison County Community Foundation donation account.
- **CED Invoice (#130275):** \$1,302.75 for monthly economic development services.
 - **Action:** A motion was made and seconded to approve payment of \$1,302.75 for monthly services. The motion passed unanimously.
- **Legal & Professional Claims:** Routine advisory claims.
 - **Action:** A motion was made and seconded to approve the remaining routine legal and advisory claims. The motion passed unanimously.

4. Old Business

JAM Building (Downtown TIF)

- **Discussion:** Legal staff reported initial title search findings for 108/110 N. Harrison St. and 112 W. Washington St. Estimated back taxes and liens total approximately \$250,000. Legal counsel and city staff are continuing discussions with Madison County officials regarding potential tax waivers to clear title prior to finalizing the quitclaim deed transfer from owner Jane Martin.

Electronic Participation Resolution (Resolution 2026-01)

- **Discussion:** Sydney Darnall presented the revised resolution governing virtual meeting participation under state code, incorporating the board's requested cap of two virtual

meetings per calendar year per member.

- **Action:** A motion was made and seconded to adopt Resolution 2026-01 as amended. The motion passed unanimously.

Downtown Main Street TIF Mapping

- **Discussion:** Staff and counsel reported progress on formalizing explicit GIS boundary maps for the Downtown TIF Allocation Area, prioritizing the Washington-Harrison corridor to support ongoing commercial development.

5. New Business

Intergovernmental Short-Term Loan Request (\$100,000)

- **Discussion:** The Mayor presented a request for a short-term intergovernmental loan of \$100,000 from the RDC to the City of Alexandria's General Fund to cover unanticipated legal expenses tied to ongoing litigation (James Peters lawsuit). Counsel explained that under Indiana statute, the RDC can execute a temporary waiver of statutory protections allowing municipal units to borrow funds for short-term needs, provided full repayment is executed by December 31, 2026 (waiver expiration set for January 1, 2027). The board discussed repayment timelines, statutory compliance, impact on available redevelopment capital, and formal documentation requirements.
- **Action:** A motion was made and seconded to authorize the \$100,000 short-term intergovernmental loan under the statutory waiver framework, requiring full repayment by year-end. The motion passed (4–0, with 1 abstention).

6. General Comments

- **YouTube Archiving:** Aaron Zarse noted the ongoing need to ensure RDC live streams are consistently archived on the City's YouTube channel. Legal counsel confirmed coordination with staff to verify that automatic video saving is active.

Adjournment

The next regular meeting is scheduled for September 28, 2026, at 5:30 PM. With no further business, a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Minutes submitted by: _____

Approved by: _____