

JOHN R. MCNAMARA, P.E., L.S.  
County Surveyor  
JESSICA J. CLARK, P.E.  
County Engineer  
WILLIAM S. SCHALLIOL, ESQ.  
Director of Economic Development  
LAWRENCE P. MAGLIOZZI  
Director of Area Plan Commission



**ST. JOSEPH COUNTY**

ESTABLISHED 1830

DEPARTMENT OF INFRASTRUCTURE, PLANNING &  
GROWTH

BOARD OF COMMISSIONERS  
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District 3

## ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION MEETING MINUTES

July 9, 2019, at 9:00a.m.  
Council Chambers  
4<sup>th</sup> Floor, County-City Building

- I. Meeting Called to Order at 9:06 am by President Jessica Clark with the following members present: Peter Mullen, Dennis Jordan, Steve Infalt, Brian Pawlowski, and Larry Beehler. Also present were Bill Schalliol, Christian Brown, Chief Deputy Auditor John Murphy, Steve Dalton, and other public attendees.
- II. A motion to amend the June 11<sup>th</sup> minutes to reflect Mr. Mullen was present and approve the Minutes for the following meetings was made by Mr. Infalt and seconded by Mr. Jordan:
  - A. March 12, 2019 - Regular Meeting of the Redevelopment Commission
  - B. April 9, 2019 - Regular Meeting of the Redevelopment Commission
  - C. June 11, 2019 - Regular Meeting of the Redevelopment CommissionThis motion was passed unanimously. (Time Stamp 0:34)
- III. Economic Development Area Updates
  - A. General Redevelopment Commission
    1. Overlapping Units Annual Presentation - Mr. Dalton presented the annual “Overlapping Units Report” as required by IC 36-7-25-8. During his presentation, he cited this statute and directed the members’ attention to “Budget” and “Plans for the Allocation Areas” sections. He also mentioned that the Allocation areas have no tax impact on other overlapping units. Mr. Schalliol asked if the Commission needed to take formal action to accept this report. Mr. Dalton stated they did not. President Clark requested that minutes reflect the report was given. This report is attached as “Exhibit 1” to these minutes. (Time Stamp 1:10)
    2. SJC Grant Funding Opportunities and Applications (6/13/19) - Mr. Schalliol presented the Commission with a listing of the status of all the grants for which the County has applied, and their status to date. He informed the Commission he would provide updates to the Commission as they become available. (Time Stamp 7:29)
    3. Professional Service Proposals
      - a. Geographic Information Systems
        - i. GIS-Pictometry Data Sharing Agreement (MACOG/SJC Partnership Agreement) - Mr. Schalliol presented an agreement between MACOG, SJC Board of Commissioners, and PSAP to create a funding source for new aerial photography in a two-year cycle through 2024, with RDC funds only necessary to bridge a gap in the first year’s funding. Mr. Schalliol requested approval of the agreement, and an authorization to expend \$3,813.50. This motion was made by Mr. Mullen, and seconded by Mr. Pawlowski. The motion passed unanimously. (Time Stamp 9:07)
        - ii. Historical Aerial Project (Symbiont) - Mr. Schalliol presented a project to scan and stitch together historical aerial photography for 1965, 1966, 1972, 1986, and 1993. The Auditor’s Office is paying for two years and the County Surveyor are paying to cover one, leaving a balance of \$33,400 to cover the remaining two years. A motion to approve the expenditure was made by

Mr. Mullen and seconded by Mr. Pawlowski. The motion passed unanimously. (Time Stamp 11:15)

- b. Appraisals - Outlot A, Central Garage Site - Mr. Schalliol mentioned that one of the staff's long term goals is to find land that can be turned into developable sites. One such piece of land is adjacent to the former Central Highway Garage, identified as "Outlot A". Mr. Schalliol requests the Commission approve two appraisals for this property so that staff can begin to move forward with selling the land. Staff had gotten quotes from the following two appraisal companies.

- i. Appraisal Services, Inc.
- ii. Iverson Grove

A motion was made by Mr. Pawlowski and seconded by Mr. Jordan to accept these two proposals as presented. The motion passed unanimously. (Time Stamp 13:37)

B. New Carlisle Economic Development Area

- 1. Indiana Enterprise Center update - Mr. Schalliol mentioned that staff is working on scheduling an update meeting in New Carlisle soon. Originally a meeting was scheduled for this Thursday, however it was not properly advertised, so that meeting will not be occurring. (Time Stamp 15:58)
- 2. Overview of Appraisal Service Project #3 - Mr. Schalliol presented to the Commission a proposal to assess four parcels of land in the IEC between Larrison and Snowberr, on State Road 2. Mr. Schalliol mentioned that all four of the parcels are either currently listed for sale, or the owner has expressed interest in selling. Mr. Schalliol also mentioned that one of the parcels being considered might need to be purchased to make intersection improvements at SR 2 and Larrison.
- 3. Professional Service Proposals
  - a. Appraisals - ASP #3 - Staff had received quotes from the following two appraisal companies:
    - i. Appraisal Services, Inc.
    - ii. Iverson Grove

A motion was made by Mr. Infalt, and second by Mr. Jordan to accept these two proposals as presented. The motion passed unanimously. (Time Stamp 16:48)

C. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)

- 1. Professional Service Proposals
  - a. Jefferson Boulevard Sidewalk Extension (Christopher, B. Burke Engineering, LLC) - Mr. Schalliol presented a proposal from Christopher B. Burke Engineering, LLC to perform preliminary engineering work to develop a connector on Jefferson Blvd. (along the north and south sides) for the Capital Avenue Recreational Trail. A motion to approve the proposal was made by Mr. Jordan and seconded by Mr. Pawlowski. The motion was approved unanimously. (Time Stamp 19:20)
  - b. Appraisals - PHM School Corp. site - Mr. Schalliol presented a proposal to have a parcel of land currently owned by the PHM School Corporation appraised for consideration of possible future acquisition and development into an industrial subdivision and a fire station for Penn Township. Two quotes for appraisals were submitted by the following appraisal companies.
    - i. Appraisal Services, Inc.
    - ii. Iverson Grove

A motion to approve the proposal was made by Mr. Infalt and seconded by Mr. Mullen. The motion passed unanimously. (Time Stamp 22:07)

D. Wyatt Economic Development Area No. 1 (Wyatt EDA) - no report given

E. Northwest Cleveland Road Economic Development Area (NWCR EDA) - no report given

- IV. Additional Business - President Clark mentioned that DLZ has been contracted by the Board of Commissioners to expend up to \$735,000 in designing up to three new highway garages to replace the existing highway garages. Ms. Clark mentioned that because certain development areas would be services by the new garages, and

economic development funds would needed to pay for these design services, she asked the Commission to consider authorizing up to \$300,000 out of the New Carlisle Development Area, and up to \$182,450 out of the Capital Avenue Development Area. This motion was made by Mr. Jordan and seconded by Mr. Pawlowski. This motion was approved unanimously. (Time Stamp 24:18)

V. Public Comment (3 minute limit) - Public Comment was received by one individual. (Time Stamp 27:28)

VI. Adjournment - A motion to adjourn was made by Mr. Jordan and seconded by Mr. Mullen. The motion passed unanimously. (Time Stamp 28:42)