

## **Minutes of the St. Joseph County Redevelopment Commission**

**January 2, 2019 at 9:00 a.m.**

**County Council Conference Room**

**4th Floor, County City Building**

### **Present:**

Steve Infalt, Velvet Canada, Jessica Clark, Dennis Jordan, Larry Beehler, Bill Schalliol, Jamie Woods, Michael Hamann, John Murphy, Steve Dalton, Commissioner Deb Fleming, Jeff Rea, Chris Brown, other public attendees

### **Minutes of Proceedings:**

The meeting was called to order at 9:00 a.m. by Ms. Clark.

Attorney Woods administered the oaths of office to the members in attendance. Mr. Woods then sought nominations for the office of President. Mr. Infalt nominated Ms. Clark for President and it was seconded by Ms. Canada. There were no other nominations and Ms. Clark was approved unanimously. Mr. Woods then sought nominations for the office of Vice President. Mr. Infalt nominated Mr. Jordan for Vice President and it was seconded by Ms. Canada. There were no other nominations and Mr. Jordan was approved unanimously. Mr. Woods then sought nominations for the office of Secretary. Ms. Clark nominated Ms. Canada for Secretary and it was seconded by Mr. Jordan. There were no other nominations and Ms. Canada was approved unanimously.

The minutes of the December 11, 2018 regular meeting of the Redevelopment Commission were presented by Ms. Clark. Mr. Jordan made a motion to approve the minutes which was seconded by Mr. Infalt. The minutes were approved unanimously.

Mr. Schalliol then presented an overview of the updates in the various development areas. Mr. Schalliol then presented an agreement with Dan Harner for the County central garage preparation plan. Mr. Schalliol discussed potential liquidation strategies and separating the property into 5-6 parcels. The agreement is for a not to exceed amount of \$14,000. A motion to approve the agreement was made by Mr. Jordan and seconded by Ms. Canada. The agreement was approved unanimously.

Mr. Schalliol then discussed the New Carlisle Economic Development Area. Mr. Schalliol stated that efforts to market the Indiana Enterprise Center were beginning. Members will receive notice when the efforts are finalized and ready to launch. Mr. Schalliol then presented the status of the EDA Fiber grant. Due to the Federal government shut-down, no action is currently being taken regarding the grant processing. Mr. Schalliol is optimistic that the Commission is on a favorable track to receive the award.

Mr. Schalliol then presented an agreement with DLZ regarding the airport/South Shore study. The engagement of DLZ will assist and guide the County regarding how to proceed with the station location and track re-alignment of both passenger and freight travel. Mr. Infalt made a motion to approve the agreement that was seconded by Mr. Jordan. The motion was approved unanimously.

Mr. Schalliol then presented agreements with three appraisers for potential acquisitions to support the ditch realignment and potential New Carlisle train station. The agreements with Dave Waszak Appraisals, Inc., J. Carnin & Company, and Appraisal & Valuation Professionals were presented. A motion to approve the agreements was made by Mr. Jordan and seconded by Ms. Canada,. The motion was approved unanimously.

Mr. Schalliol then discussed the Capital Avenue Economic Development Area. Unfortunately, the Local TRAX grant was not successful. Mr. Schalliol then presented an agreement with Danch Harner for an utility plan for potential commercial development in the district. It was unanticipated that water did not serve the site so additional work is needed. Mr. Infalt made a motion to approve the agreement that was seconded by Ms. Canada. The agreement was approved unanimously.

There were no updates for the Wyatt and Northwest Cleveland areas at this time.

Mr. Schalliol updated the Commission that the State and County officials met regarding the surrender of 931 and that the State was preparing a legal agreement.

Mr. Schalliol formally introduced Chris Brown as an employee of Economic Development.

Public comment was opened and closed without any comments and the meeting was then adjourned.