



ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION
MEETING AGENDA

January 14, 2020, at 9:00 a.m.
Council Chambers
4th Floor, County-City Building

Members Present:

Jessica Clark, Dennis Jordan, Peter Mullen, Steve Infalt, Larry Beehler, Brian Pawlowski

Staff Present:

Bill Schalliol, Christian Brown, Jamie Woods, Samantha Keultjes

1. Meeting Called to Order at 9:00 a.m. by Jamie Woods
 - a. Administration of Oath & Election of Officers

Jamie Woods began the meeting by administering the Oath as well as electing new Officers.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, the Redevelopment Commission elected Brian Pawlowski as President.

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission elected Dennis Jordan as Vice President.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Peter Mullen and unanimously carried, the Redevelopment Commission elected Jessica Clark as Secretary.

2. Approval of Minutes (Audio Position: 1:50)
 - a. December 10, 2019 – Regular Meeting of the Redevelopment Commission

A revised set of minutes were circulated before the meeting began.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, the December 10, 2019 Redevelopment Commission minutes were approved.

3. Economic Development Area Updates (Audio Position: 2:30)
 - a. General Redevelopment Commission

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Bill Schalliol stating that the budget information provided covers the overall budget projections as well as a monthly report. Jessica Clark proceeded to cover the financial report stating that the spreadsheet contains the proposed budget for 2019, the actual expenditures for 2019, the Proposed 2020 budget, and a three-year projection. The following describes the Cash Balance for each fund as of December 31, 2019, as well as proposed projects that the money will be used for in 2020.

i. Budget Information

1. Wyatt EDA – Fund 4300: Cash Balance of \$370,085.52; potential for plant expansion and a feasibility study for the Pierce Road Corridor
2. New Carlisle EDA – Fund 4301 (AA #2): Cash Balance of \$1,033,800.17; monies set aside for water treatment plant upgrades and improvements, a multi-service facility campus, debt service payments, Bendix Woods Navistar drainage and other improvements, potential for infrastructure improvements specifically water and sewer type extensions, South Bend International Airport freight routing, and Lathrop developments (Fund 4301, 4302, and 4303)
3. New Carlisle EDA – Fund 4302 (AA #1): Cash Balance of \$5,270,576.37
4. New Carlisle EDA – Fund 4303 (Special Taxing District): Cash Balance of \$4,152,327.29
5. Capital Avenue EDA – Fund 4401: Cash Balance of \$1,948,085.55; multi-service facility, Jefferson sidewalk extension, Twin Branch Industrial Park Improvements, and Capital Avenue Recreational Trail Corridor
6. Northwest Cleveland Road EDA – Fund 4402: Cash Balance of \$193,762.11; debt service for the general sheet metal project and potential for other opportunities
7. General Redevelopment Commission – Fund 4403: Cash Balance of \$99,387.95; monies received based on rentals within the Capital Avenue development area utilized for other potential projects that are not specific to an existing economic development area
8. Double Track Bond – Fund 4404: New fund specifically for monies to pay off the debt service and any monies returned. Cash Balance of \$46,976.35; debt service fund for the Double Track project as well as transferring in and appropriating payments for the current year and future years. Bond expires in 2038.

ii. Approval of 2020 Budget

(Audio Position: 14:50)

After careful consideration, the following action was taken: Upon a motion by Peter Mullen, being seconded by Dennis Jordan and unanimously carried, the 2020 Budget was approved.

iii. **Resolution No. 2020-01** - Appropriation Resolution

(Audio Position: 15:10)

Jessica Clark explained that the Resolution is an appropriation for most of the budgeted amounts to be used on actual work effort. After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Steve Infalt and unanimously carried, Resolution No. 2020-01 was approved.

iv. Professional Service Proposals (Audio Position: 16:50)

1. Additional Planning Services – Lathrop Site (Danch Harner & Associates)

Bill Schalliol presented stating that the area east of the airport has been in the process of developing into a property with taxable productive use. The proposal covers all the platting and subdivision services needed in order to finalize the redevelopment of the site. The budget for the work is roughly \$74,000.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Peter Mullen and unanimously carried, the proposal was approved.

b. New Carlisle Economic Development Area (Audio Position: 20:50)

i. Request permission to rezone RDC owned properties

Bill Schalliol presented stating that the properties recently purchased on the northeast corner of Willow Road and State Road 2 need to go through a site certification process and will potentially need to rezone from A-Agriculture to I-Industrial. The staff is requesting that the Commission grant a six-month study be conducted and for the Commission President to have the authority to sign any documentation required for rezoning if needed.

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Peter Mullen and unanimously carried, the Redevelopment Commission granted approval of the requests.

ii. Professional Service Proposals (Audio Position: 25:20)

1. Appraisal Services – NW Garage Site (Iverson Grove)

Bill Schalliol presented stating that with the expansion of the Northwest Highway Garage, the county has identified land east and adjacent to the existing garage that has potential for the expansion project. Property owners have requested various studies to show how their land could be valued. The proposal for an appraisal with Iverson Grove MAI, for Proposal A and B total \$5,000.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, the proposal was approved.

2. Appraisal Services – NW Garage Site (Appraisal Specialists)

The proposal for an appraisal with Appraisal Specialists for Proposal A and B total \$5,200.

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and

unanimously carried, the proposal was approved.

- iii. Indiana Enterprise Center update (Audio Position: 28:20)

Bill Schalliol presented stating that the draft of the master plan is still being edited. The goal is to release the plan before the end of January in a variety of formats. Additional documents have also been added to the County website for public feedback and comment.

- c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA) (Audio Position: 29:15)

- i. Agreement for Provision of Funds for Rail Crossing Safety Project (Elkhart & Western RR)

Bill Schalliol presented stating that the Elkhart & Western Railroad passes through five points in St. Joseph County. In December, there were issues with the stop signs at the crossings in the County as a result of new ownership and new activity on the railroad. The staff would like for the Redevelopment Commission to enter into an agreement with the Railroad to use funds from the Capital Avenue EDA in order to upgrade the crossing sites and create a safer crossing as well as potential for various development opportunities.

Ross Grantham, COO of Pioneer Railcorp, spoke explaining the importance of partnering with the County on this project in order to establish safe and efficient railroads as well as the opportunity to create jobs in the community and develop the area further.

Larry Beehler expressed his concerns with the school zones and high traffic times before and after school. Ross stated that they would be willing to work with the Penn-Harris-Madison School Corporation and make possible adjustments. Jessica Clark stated that this would be a good opportunity to improve the infrastructure of the crossings themselves. She also asked for an estimate on the timeline of this project. Ross estimated that once everything was in place, the upgrades would take around four months and be completed by the third quarter, prior to the 2020 school year.

After careful consideration, the following action was taken: Upon a motion by Peter Mullen, being seconded by Jessica Clark and unanimously carried, authority to continue negotiating was approved.

- d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position: 42:15)

No updates at this time.

- e. Northwest Cleveland Road Economic Development Area (NWCR EDA) (Audio Position: 42:15)

No updates at this time.

4. Additional Business (Audio Position: 42:30)
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a. Dixie Highway EDA (Proposed) – General Update on Status

Chris Brown presented stating that the draft corridor study for Dixie Highway is almost completed. Once received, the County staff will review to consider opportunities along Dixie Highway. The review will then be taken to various stakeholders to begin the process of seeing what can be done along that stretch.

b. Blad Farms EDA (Proposed) – Request to Study

(Audio Position: 44:08)

Bill Schalliol presented a request to study a potential new economic development area southwest of the St. Joseph Valley Parkway between Mayflower and State Road 23 interchanges.

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Peter Mullen and unanimously carried, the proposed request to study was approved.

5. Public Comment (3 minute limit)

Debra DuRall, residing at 21677 Auten Rd., South Bend, IN spoke regarding four points; first she wanted to thank the Redevelopment Commission for the new trails along the 933 Corridor. Second Debra asked about the minutes from the December meeting and requested that all the public questions and answers be on the record. She also asked about the rezoning of the properties in New Carlisle. Third, she asked for an update with the Metronet, stating that many are still without internet access. Lastly, Debra asked about the applications for seats on the Redevelopment Commission. (Audio Position: 50:00)

Jessica Clark explained that Council has not officially made their reappointments for 2020. Current appointments retain their position until they are reappointed or replaced with a new member. Letters of interest were considered and reviewed, but she is not aware of a set date of when the Commission will make their reappointments. (Audio Position: 1:00:50)

Chris Brown provided an update with Choice Light stating that they are working through the certification process and making sure that all the necessary right of ways and permits are in place. (Audio Position: 1:02:05)

Bill Schalliol also stated that there will be a meeting on February 5, at the Town Hall in New Carlisle where Choice Light will make a presentation as an opportunity for public updates and input. (Audio Position: 1:04:09)

Jack Daly, residing at 217 W. Michigan St., New Carlisle, IN spoke expressing his concerns with the Redevelopment Commission granting preliminary approval for projects that they know nothing about. He also stated that the Redevelopment Commission ignores the public and their concerns. (Audio Position: 53:15)

Teresa Serry, residing in Galien, MI spoke expressing her concerns with the process and wanted to know where the public can find more information on the process including site certification and rezoning. (Audio Position: 55:50)

Bill Schalliol responded saying that all the documents can be found on the St. Joseph County website and that the site certification documents will be uploaded to the website.

(Audio Position: 58:53)

Sybil Drew, residing in Chicago, IL spoke requesting that the Redevelopment Commission wait to make any decisions until January 23 when the Town Board of New Carlisle meets to issue a statement against the Indiana Enterprise Center.

(Audio Position: 57:45)

6. Adjournment

Upon a motion by Peter Mullen, being seconded by Steve Infalt and unanimously carried, the Redevelopment Commission meeting was adjourned at 10:10 a.m.

Next Meeting Date: February 11, 2020 at 9 am (4th Floor – Council Chambers)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.