

Minutes of the St. Joseph County Redevelopment Commission

March 12, 2019 at 9:00 a.m.

County Commissioners Conference Room

7th Floor, County City Building

Present:

Jessica Clark, Peter Mullen, Steve Infalt, Larry Beehler, Bill Schalliol, Christian Brown, Jamie Woods, Commissioner Andrew Kostielney, Auditor Michael Hamann, Deputy Auditor John Murphy, and other public attendees.

Minutes of Proceedings:

Ms. Clark informed the Commission that Ms. Velvet Canada has resigned her position on the Commission as she will now be serving on the Area Plan Commission. Ms. Clark let the Commission know that we have a Title IV public involvement survey. As a recipient of federal funds, the Indiana Department of Transportation (INDOT) is requiring local agencies to develop a procedure for gathering statistical data regarding participants and beneficiaries of its federal aid highway programs and activities. St. Joseph County is distributing this voluntary survey to fulfill that requirement to gather information about the populations affected by proposed projects and activities.

The meeting was called to order at 9:03 a.m. by Ms. Clark. The minutes of the February 12, 2019 regular meeting of the Redevelopment Commission were presented. Ms. Clark pointed out an error in the spelling of County Surveyor John McNamara's name and asked that it be corrected. A motion was made to approve the amended minutes by Mr. Mullen, Mr. Infalt seconded the motion, and the motion carried unanimously.

Economic Development Area updates. Mr. Schalliol then presented updates on the Economic Development Areas. Mr. Schalliol lets the members know that in the packet today there is a request to hire two appraisers to begin the process of surveying what is called proposed Lot 8 of the Central Garage property located in the area between Lathrop Drive and Old Cleveland Road. The County is looking to create a series of developable lots on this redevelopment site and the sites would be within the City limits of South Bend. Lot 8 is especially of interest to an adjacent property owner which is truck terminal which made a major expansion and improvements to the site at the corner of Boland and Foundation Dr. The proposals for appraisal services are from Steven Sante with Appraisal Services, Inc. in the amount of \$1,500. and a proposal from Iverson Grove, MAI in the amount of \$1,800. These are two appraisals for disposition for this property. The funding for these two proposals would come from the General Redevelopment budget. A motion to approve was made by Mr. Mullen and seconded by Mr. Infalt and the motion was carried unanimously.

Mr. Schalliol then presented an overview of the New Carlisle Economic Development Area. There was no monthly report for the Indiana Enterprise Center, however, Mr.

Schalliol noted that there are many activities going on and a large amount of property research and properties discoveries on how best to move forward with some of the projects in that area.

Mr. Schalliol informed the Commission on the status of the EDA (Economic Development Administration) Grant. The grant would build 24 miles of conduit and would allow for the installation of 27 miles of conduit. The County previously built 3 miles of conduit when it made improvements and installed new utility infrastructure along Walnut Road and U S 20 as part of the St. Joseph Energy Center project. The County anticipates hearing soon on the status of the grant.

Mr. Schalliol informed the Commission that staff is working on a Department of Transportation grant related to Automated Driving System. Mr. Brown informed the Commission that the automated driving system is a grant that the County will partner with the Navistar Proving Grounds and Notre Dame and Pruv Mobility from Columbus, Indiana which specializes in smart mobility testing. The funding opportunity is a national grant in the amount of \$60 million dollars separated out to no more than \$15 million dollars per state. The grant is due March 21, 2019 and expected announcement is sometime in Spring of 2019.

Mr. Schalliol stated that at the last Commission meeting in February, he provided the Commission information about a change order for the New Carlisle/Olive Township Fire Truck. The Town reduced their cost in the project but there was still a change order to be added in. The Town is presently in the creation of a Fire Territory therefore currently the Town and the fire department do not have adequate resource funding to cover additional costs. Chief Josh Schweizer from the fire department was present at the meeting and stated that the community eliminated nearly between \$15 thousand dollars has been eliminated from the cost of the truck. Mr. Mullen makes a motion to approve this change order and fund the purchase of a fire truck for New Carlisle/Olive Township Fire Department, Mr. Infalt seconded, and the motion carried.

Mr. Schalliol informed the Commission that back in 2016 the Redevelopment Commission started a process to re-examine all its development areas, specifically the New Carlisle Economic Development Area. Mr. Schalliol requests the commission's approval to begin the process to do the discovery to start the process to amend the plans and add properties to the acquisition list and in limited cases add area to the development areas, to square up boundaries that are presently outside the development areas. This is a request to just begin the process. Ms. Clark also mentioned this would come before the Redevelopment Commission, the Area Plan Commission and the County Council. Mr. Mullen made a motion to approve this request and Mr. Infalt seconded the motion, and the motion carried unanimously.

Mr. Schalliol presented a proposal from TAI Ginsberg & Associates for professional services related to lobbying, grant consulting and technical work at the federal level and other related services. The proposal includes a fee schedule and the amended section provides information on invoicing. Ms. Clark also mentioned that this contract is similar

to the contracts used in the Public Works Department using an hourly rate for services provided. It is not an open-ended contract. Mr. Infalt asks if this is a \$60,000 contract and Mr. Schalliol states it is a “not to exceed contract” and expires at the end of January 2020. Mr. Infalt makes a motion to accept this contract with the wording “not to exceed” in the fee section of the proposal, Mr. Mullen seconded the motion, and the motion carried unanimously.

Mr. Schalliol presented an overview of Appraisal Service Project # 2. At the January meeting, Mr. Schalliol presented Appraisal Services # 1 which appraised 6 different properties for potential acquisition (3 of these were relating to potential relocation of the ditch and the retention development area, 2 of those properties were related to potential purchase of those properties in the Town of New Carlisle as it relates to potential train station location and the 6th was a tie over property owner that was on the first group that also had property at the corner of Strawberry and State Road 2). The map numbers show 1 through 6. Appraisal Service Project #2 is for the next set of appraisals for two different appraisal assignments. The first assignment is a single-family house that is for sale at 30233 Edison Rd., identified on the map as Parcel 7. Assignment # 3 is within the I/N Tek property identified as sites A, B, C,. Two appraisal proposals were presented, The first appraisal proposals were by Steve Sante with Appraisal Services, Inc. who offered an appraisal on the single-family dwelling at \$750 and a proposal of Iverson Grove, MAI in the amount \$750. The next two assignments are related to the I/N Tek parcels and Steve Sante with Appraisal Services, Inc. in the amount of \$2,000. to study the 148 acres around I/N Tek I/N Kote and from Iverson Grove, MAI in the amount of \$1,500 for the same set of studies. None of these properties are on the acquisition list. Staff is trying to determine if there is value to add them to the acquisition list. The single-family house is of interest specifically because the Board of Commissioners own the property to the east and to the west of house. This property sits on a direct alignment with Snowberry Rd so if there comes a point in time to be extended we would need to go right through the center of the house. Mr. Mullen made a motion to approve the appraisal service and Mr. Infalt seconded the motion, and the motion carried unanimously.

Mr. Schalliol informed the Commission that there are no updates on the Capital Avenue Economic Development Area or the Northwest Cleveland Road Economic Development Area. Mr. Schalliol state that in the Wyatt Economic Development area, there had been discussion at the January meeting about the potential to develop a financial partnership with the Drainage Board to make improvements to the Verkler Ditch. Because the Verkler Ditch project is being privately funded in total, there is no longer a need for TIF funds to be used to partner in that project.

Mr. Schalliol informed the Commission that there is still discussion and activity concerning the Dixie Highway area. About a year ago, Abonmarche Consulting was hired to do some work for the County on infrastructure design and very high level planning in that corridor. Conversations with the State about a potential transfer are still on-going.

Public Comment was received by twelve (12) individuals. A motion was made to close the Redevelopment Commission meeting at 10:12 a.m. by Mr. Infalt and seconded by Mr. Mullen. Motion carried unanimously.