

Minutes of the St. Joseph County Redevelopment Commission

March 13, 2018 at 9:00 a.m.

County Commissioners' Conference Room

7th Floor, County City Building

Present:

Steve Infalt, Velvet Canada, Dennis Jordan, Bill Schalliol, Jamie Woods, Michael Hamann, John Murphy, Commissioner Andy Kostielney, Larry Beehler, Steve Dalton, Randy Rompola, Representative of Holladay Group.

Minutes of Proceedings:

The meeting was called to order at 9:05 a.m. by Mr. Jordan. The minutes of the February 13, 2018 regular meeting of the Redevelopment Commission were presented by Mr. Schalliol. Mr. Infalt made a motion to approve the minutes which was seconded by Ms. Canada. The minutes were approved unanimously. Mr. Schalliol and Mr. Dalton then presented the Agenda items under General Business. The 2017 Year End Report was presented by Mr. Schalliol. Mr. Schalliol discussed how the Year End Report related to the remaining Agenda items under this portion of the Agenda. Mr. Dalton discussed the Annual Report of the St. Joseph County Redevelopment Commission. The Annual Report will be presented to the County Council and Commissioners. Mr. Dalton also discussed the Commission Determination Forms. The forms were prepared for all the allocation areas and present the determination if any money may be returned to the overlapping taxing units for each area. Based upon the budget, no money was available for return to the units. A notice will be sent from the Commission to the Auditor informing the Auditor that there will be no monies available to return to the overlapping taxing units. Mr. Schalliol then presented Resolution 2018-02 for adoption. A motion was made by Mr. Infalt to approve Resolution 2018-02 which was seconded by Mr. Jordan. The resolution was approved unanimously.

Mr. Schalliol then presented Item E, the letter to taxing units and revised Agenda Item G setting forth the revised budget of the Economic Development Areas with the conclusions requested by Ms. Canada and the members of the Commission. Mr. Schalliol then presented Resolution 2018-03 for consideration. A motion was made by Ms. Canada to approve the resolution which was seconded by Mr. Infalt. The resolution was approved unanimously.

Mr. Schalliol then presented an overview of the Economic Development Areas. Under General Updates, Mr. Schalliol mentioned that the Northwest Industrial Logistics Center Master Plan is a work in progress and that there will be a stakeholders meeting later this month. Mr. Schalliol then discussed the Golden Realty Parcel 7 - Smith Ready Mix Project. Mr. Schalliol said this will be the first to what is likely several projects in the area this year. He anticipates this will create 20 to 25 new jobs and will require a couple of million dollars in investments on the site by the

developer. He also stated that the developer has agreed to provide an additional 10 foot of right-of-way on the road frontage by the property as well as to dedicate 50 foot of railroad right-of-way for use by the County at the rear of the property.

Mr. Schalliol then discussed the agreement between New Carlisle and the County regarding the acquisition of a fire truck. Mr. Schalliol pointed out how the agreement requires the truck to be housed near the Economic Development Area and remains property of the Town in the event of a fire territory. A motion was made by Mr. Infalt to approve the agreement. It was seconded by Ms. Canada. The agreement was approved unanimously. Mr. Schalliol then discussed the potential expansion of Air & Rail Cargo Project in St. Joseph County and the need to retain the Antero Group to perform a study. The cost of the study is \$375,000.00. The study would look at rail development and air cargo development in St. Joseph County due to a need that has been identified in providing more expedited air cargo services than is available in Chicago. A motion was made by Mr. Infalt to approve the engagement. It was seconded by Ms. Canada. The motion was approved unanimously. Mr. Schalliol then presented an update on property acquisition. Attorney Woods stated the Inland parcel would be under written agreement next week. Mr. Schalliol then discussed the need to begin acquisition of the Zarembka property purchase. He said this was important for ditch relocation and he has been working with the Army Corp of Engineers on this project. A motion was made by Ms. Canada that was seconded by Mr. Infalt to begin the process of acquiring the property. The motion was approved unanimously.

Mr. Schalliol then presented an update on the Capital Avenue Economic Development Area and presented an article related to SF Motors. SF Motors on March 27th is unveiling a new electric vehicle that will also be automated. There were no updates for the Wyatt Economic or General Sheet Metal Areas.

Addition Business:

Mr. Schalliol presented an overview of the Dixie Highway Economic Development Area and the new project that is in process in that area. He stated all the engagements of professionals were approved by the Council and Commissioners and the engagements funded. Mr. Schalliol informed the Commission of the intent to go forward with the project and the proposed schedule. There were no questions by the Commission. There were no public comment and the meeting was adjourned.