

ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION MINUTES

July 14, 2020, at 9:00 a.m.

In Person Option
County-City Building
4th Floor, Council Chambers

Virtual Option

Join Zoom Meeting
[Click Here to Join Redevelopment Commission Meeting](#)
Meeting ID: 943 9994 6046
Password: 425536
Dial by your location
+1 312 626 6799 US (Chicago)

Members Present: Brian Pawlowski, Jessica Clark, Dennis Jordan, Larry Beehler, Jason Critchlow (by video), Thomas Gryp (by video)

Staff Present: Bill Schalliol, Christian Brown, Jamie Woods, Francisco Fotia, Samantha Keultjes

1. Meeting Called to Order at 9:00 a.m. by Brian Pawlowski
2. Approval of Minutes (Audio Position: 2:30)
 - a. June 9, 2020 – Regular Meeting of the Redevelopment Commission

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, the June 9, 2020 Redevelopment Commission minutes were approved.

3. Opening of Quotes (Audio Position: 3:10)

Jessica Clark presented the quotes received for the following two demolition projects:

- a. Demolition of 4 Properties in St. Joseph County (NCEDA)

R&R Excavating at \$105,000
Ritschard Bros., Inc. at \$114,838.00

After careful consideration, the following action was taken: Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission accepts the opening and reading of these quotes and turns them over to the Department of Infrastructure Planning & Growth for review.

b. Demolition of 2 Properties in New Carlisle, IN (NCEDA)

R&R Excavating at \$115,000.000
Ritschard Bros., Inc. at \$96,525.00

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Dennis Jordan and unanimously carried, the Redevelopment Commission accepts the opening and reading of these quotes and turns them over to the Department of Infrastructure Planning & Growth for review.

4. Economic Development Area Updates (Audio Position: 6:35)

a. General Redevelopment Commission

i. Budget Information (June report)

1. Wyatt EDA – Fund 4300
2. New Carlisle EDA – Fund 4301 (AA #2)
3. New Carlisle EDA – Fund 4302 (AA #1)
4. New Carlisle EDA – Fund 4303 (Special Taxing District)
5. Capital Avenue EDA – Fund 4401
6. Northwest Cleveland Road EDA – Fund 4402
7. General Redevelopment Commission – Fund 4403
8. Double Track Bond – Fund 4404

Bill Schalliol explained that the budget information was provided in the packet for the Commission members to review.

After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Brian Pawlowski and unanimously carried, the Redevelopment Commission accepts the budget information provided.

b. New Carlisle Economic Development Area (Audio Position: 7:57)

i. Broadband Project

1. PSP – Right-of-Way Review (Thorne Grodnik)

Christian Brown presented, asking the Redevelopment Commission to approve the professional service proposal from Thorne Grodnik LLP to provide legal services related to the Indiana Enterprise Center Broadband Expansion Project in partnership with the US Economic Development Administration (EDA).

Commission members requested that a deadline of August 11, 2020 be added to the proposal.

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and carried, the Redevelopment Commission approved the amended Professional Service Proposal from Thorne Grodnik LLP.

- c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)
(Audio Position: 27:50)
 - i. Elkhart & Western Railroad Agreement

Bill Schalliol requested that the Elkhart & Western Railroad Agreement be tabled until the August 11, 2020 Redevelopment Commission Meeting.

After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Brian Pawlowski and unanimously carried, the Redevelopment Commission tabled the Elkhart & Western Railroad Agreement.

- d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position: 28:30)

No updates at this time.

- e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

No updates at this time.

5. Additional Business (Audio Position: 28:55)

- a. COVID-19 Update - To discuss what impacts are expected along with future risks and mitigation strategies as it relates to economic development
 - i. *How Local Projects Could Spur COVID-19 Economic Recovery*, Planetizen, April 28, 2020
 - ii. *COVID 19 Webinar: A Ten-Point Action Plan for Economic Developers*, IEDC, April 2020

Bill Schalliol presented two documents for the Commission members to review and discuss regarding economic development and COVID-19.

- b. Quality of Life Projects - To discuss some current plans for quality of life projects (trails, green spaces, etc) and what are some possible projects for the future

Bill Schalliol stated that he has not yet been able to set up a time to discuss quality of life projects with other agencies due to COVID-19. A list of current and future projects will be provided at the next meeting on August 11, 2020.

6. Public Comment (3 minute limit) (Audio Position: 42:05)

None at this time.

7. Adjournment

Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission meeting adjourned at 9:40 a.m.

Next Meeting Date: August 11, 2020 at 9 am (Location TBD)

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.