

Minutes of the St. Joseph County Redevelopment Commission

July 31, 2018 at 9:00 a.m.

County Commissioners' Conference Room

7th Floor, County City Building

Present:

Jessica Clark, Dennis Jordan, Steven Infalt, Velvet Canada, William Schalliol, Steve Dalton, Larry Beehler, Phillip Garrett, Jamie Woods, Commissioner Deborah Fleming, Auditor Michael Hamann, Deputy Auditor John Murphy, Councilman Robert Kryzynski, Marcie Coddens and Chris Brown.

Minutes of Proceedings:

The meeting was called to order by Ms. Clark at 9:00 a.m. A motion was made to approve the minutes of June 12, 2018 Regular Meeting of the Redevelopment Commission by Mr. Jordan. A second was made by Ms. Canada. The motion was approved unanimously.

A presentation was then had of the update to the Economic Development Areas and budget report for each area. Mr. Schalliol presented an update on the General Redevelopment Commission Fund 4403. Mr. Schalliol stated that the fund received the June increment and that two (2) bills were paid out of the fund. The payments were for activities not related to a specific district but the general business of the Redevelopment Commission.

Mr. Schalliol then presented an overview of the New Carlisle Economic Development Area Funds. Fund 4301 contains the same balance as the start of the year. These monies have been set aside for property acquisition. Fund 4302 contains the bond proceeds from issuance of the bond for the district. No debt this year will be incurred.

Mr. Schalliol then presented update on the Indiana Enterprise Center Master Plan update. Mr. Schalliol just advised that the June report was posted on the County website and available for review. Mr. Schalliol then presented an overview of the BUILD Grant (Planning Study Grant). Mr. Schalliol stated the application for the 2.4 million dollar Planning Grant was made and the RDC should have feedback over the next couple of months as awards are determined. Then Mr. Schalliol presented a status of the Economic Development Area Grant (Metronet Grant). Mr. Schalliol says the grant may allow up to a 70/30 award because of the rural nature of the district. The application was to be submitted later in the week or early the following week. Mr. Schalliol discussed the Inland Steel purchase and that it was in progress regarding the 86-acre parcel.

Mr. Schalliol then presented an overview of several professional service contracts of the Indiana Enterprise Center. Mr. Schalliol provided an overview of the professional service contract with Antero Group (Addendum No. 1), Lehman & Lehman (Addendum No. 1), Lehman & Lehman

(IEC Development Ordinance and Guidelines Proposal), Christopher B. Burke Engineering (Orbis Proposal), Donohue & Associates (Amendment No. 1), Lochmueller & Associates (BUILD Grant Application Proposal) Heartland Environmental Associates. A motion was made by Mr. Jordan and seconded by Ms. Canada to approve Antero Group (Addendum No. 1) not to exceed \$145,000.00. The motion was approved unanimously. A motion was made by Ms. Canada and seconded by Mr. Infalt to approve Lehman & Lehman (Addendum No. 1). The motion was approved unanimously. A motion was made by Mr. Jordan and seconded by Ms. Canada to approve Lehman & Lehman (IEC Development Ordinance and Guidelines Proposal). The motion was approved unanimously with a contract not to exceed \$98,400.00. A motion was made by Ms. Canada and seconded by Mr. Jordan to approve the Christopher B. Burke Engineering proposal. The motion was approved unanimously. A motion was made by Mr. Jordan and seconded by Mr. Infalt to approve the Donohue & Associates (Amendment No. 1). The motion was approved unanimously. A motion was made by Ms. Canada and seconded by Mr. Jordan to approve the Lochmueller & Associates agreement with it not to exceed the amount of \$34,800.00. The motion was approved unanimously by a vote of 3 to 0. Ms. Clark abstained from voting on this agenda item. Finally, a motion was made by Mr. Infalt and seconded by Mr. Jordan to approve the Heartland Environmental Associates agreement. The motion to approve the agreement with an amount not to exceed \$40,000.00 was approved unanimously.

Mr. Schalliol then presented an overview of the Partnership Agreement with NICTD for a New Carlisle Study. Mr. Schalliol stated this could be potentially up to a 50/50 partnership. Mr. Schalliol stated that there are no dedicated stops in the district by New Carlisle and that an additional station along the line would facilitate economic development. This large gap between South Bend and Michigan City has been an issue. NICTD has been working on and has identified two (2) different areas where two (2) stops could potentially work. One of these is in New Carlisle. NICTD approved the study last week at its meeting. Mr. Schalliol in response to a question by Ms. Canada stated that the funds would be paid partly out of Fund 4302 or potentially 4303. In response to a question by Mr. Jordan, Mr. Schalliol stated that this study not evaluate freight travel but only passengers and travel. Motion was made by Ms. Jordan and seconded by Ms. Canada to approve the agreement. The motion was approved unanimously.

Mr. Schalliol then presented an overview of the St. Joseph County Economic Development Area No. 3 (Capital Avenue Economic Development Area). Mr. Schalliol presented the Budget Report for Fund 4401. Mr. Schalliol stated the only expenses for the fund were a final payment under retired bonds this year. Next Mr. Schalliol then discussed that he is still working on finalizing a development agreement with a declaratory resolution be submitted to the Council regarding SF Motors. Mr. Schalliol stated that hopefully it could be considered in September.

Next, Mr. Schalliol then discussed the Evergreen Drive Industrial Park/McKinley Avenue Study. Mr. Schalliol discussed that there is land for additional development in Penn Township. He would like to get a better overview of this land. As such, he would request that an agreement be approved where Danch to put together a general field study. The total contract amount would not exceed \$40,000.00. It would be paid from the Capital Avenue Fund. A motion was made by Mr. Jordan and seconded by Mr. Infalt to approve the agreement. The motion was approved unanimously.

Mr. Schalliol then presented an overview of the Wyatt Economic Development Area No. 1 (Fund 4300). Mr. Schalliol stated that nothing had been spent from fund this year.

Finally, Mr. Schalliol presented an overview of Northwest Cleveland Road Economic Development Area (the General Sheet Metal Area). Mr. Schalliol stated that the allocation for the area was collected for payment of the General Sheet Metal Bond.

Under Additional Business, Mr. Schalliol presented a GIS Study Proposal with the Antero Group. After discussion of the proposal, Mr. Infalt made a motion, seconded by Ms. Canada and approved the agreement to not exceed the amount of \$35,000.00. The motion was approved unanimously. Mr. Schalliol then presented an overview of the County Highway Garage Consolidation Project. The project would involve going from six (6) existing garages to three (3) with locations in New Carlisle, Granger, and the Lakeville area. There was anticipation that an award would be made regarding design profession on the project in the very near future.

Public Comment was then had. A Ms. Marcie Coffman from the Town of New Carlisle was present. She just wanted to announce that she was replacing the late Steve Vjotko on the New Carlisle Common Council. The meeting was then adjourned by motion of Mr. Jordan and seconded by Mr. Infalt.