

JOHN R. MCNAMARA, P.E., L.S.
County Surveyor
JESSICA J. CLARK, P.E.
County Engineer
WILLIAM S. SCHALLIOL, ESQ.
Executive Dir. of Economic Development
ABBY E. WILES, AICP
Executive Dir. of Area Plan Commission



BOARD OF COMMISSIONERS
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DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

MEETING MINUTES
August 18, 2020, at 9:00 a.m.

**REDEVELOPMENT
COMMISSION**

Members Present: Dennis Jordan, Jessica Clark, Larry Beehler, Brian Pawlowski by Zoom and Jason Critchlow by Zoom

Staff Present: Bill Schalliol, Chris Brown, Jamie Woods, Samantha Keultjes

MEMBERS

Brian Pawlowski
President
Board of Commissioners Appt.

Dennis Jordan
Vice-President
Board of Commissioners Appt.

Jessica Clark, P.E.
Secretary
Board of Commissioners Appt.

Thomas Gryp
Member
Council Appointment

Jason Critchlow
Member
Council Appointment

Larry Beehler
Advisory Member
PHM School Corporation Appt.

Jamie Woods, Esq.
Counsel

- i. Meeting Called to Order at 9:01 by Dennis Jordan
 - a. Introduction of Abby Wiles, Ex. Director of Area Plan Commission (Audio Position: 2:00)

Abby Wiles, the new Executive Director of St. Joseph County Area Plan Commission introduced herself to the Redevelopment Commission.
2. Approval of Minutes (Audio Position: 2:40)
 - a. July 14, 2020 – Regular Meeting of the Redevelopment Commission

After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Jason Critchlow and unanimously carried, the July 14, 2020 Redevelopment Commission minutes were approved.
3. Economic Development Area Updates (Audio Position: 3:00)
 - a. General Redevelopment Commission
 - i. Budget Information (July 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 updated budget information was provided in the packet for the Commission members to review.

ii. Summer Increment Disbursement information (Audio Position: 3:30)

Jessica Clark stated that the Summer Increment Disbursement information was also included in the budget information for the Commission members to review. Bill Schalliol took a moment to give a brief update and explain the spreadsheet provided.

iii. Business Development Corporation Donation Letter

Bill Schalliol stated that the St. Joseph County Economic Development received a donation from Business Development Corporation.

iv. Property Disposition Appraisal (Audio Position: 5:10)

1. Iverson Grove / Appraisal Services, Inc - Outlot C, Lathrop Street and Old Cleveland Road Minor Subdivision

Bill Schalliol presented professional service proposals from Appraisal Services, Inc totaling \$1,500.00 and Iverson Grove totaling \$4,000.00 (included price for other two appraisals) to develop disposition appraisals for Outlot C-Lathrop Street and Old Cleveland Road Minor Subdivision.

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

b. New Carlisle Economic Development Area (Audio Position: 8:20)

i. Property Disposition Appraisals

1. Iverson Grove / Appraisal Services, Inc - Inland Parcel

Bill Schalliol presented professional service proposals from Appraisal Services, Inc totaling \$1,500.00 and Iverson Grove totaling \$4,000.00 (included price for other two appraisals) to develop disposition appraisals for the Inland Parcel-SW corner of Walnut Road and Edison Road.

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

2. Iverson Grove / Appraisal Services, Inc – Willow Road /State Road 2 Parcels

Bill Schalliol presented professional service proposals from Appraisal Services, Inc totaling \$1,500.00 and Iverson Grove totaling \$4,000.00 (included price for other two appraisals) to develop disposition appraisals for three parcels of land in the northeast quadrant of the intersection of Willow Road and State Road 2.

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

- ii. Indiana Enterprise Center update (Audio Position: 11:40)
 - 1. EDA Fiber Conduit Project – Update

Chris Brown presented a quick update regarding the EDA Fiber Conduit Project. The site certification process is moving forward. Part 1, the Engineer/Architect part listing the pathway and permits has been signed and forwarded on to Thorne Grodnik LLP for title opinion work. Jamie Woods stated that their title opinion work would be done this week.

- c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA) (Audio Position: 14:20)

- i. Elkhart & Western Railroad Agreement

Bill Schalliol presented a proposal from Elkhart & Western Railroad (EWR) for railroad crossing upgrades at Bittersweet Road and Ash Road totaling \$351,900.00.

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark un unanimously carried, the proposal was approved.

- ii. Interlocal Agreement with Elkhart County RDC on Northwest Gateway Infrastructure Study (Audio Position: 18:40)

Bill Schalliol presented a Request for Proposals (RFP) for the Northwest Gateway Corridor Study, prepared by the Elkhart County Redevelopment Commission, requesting that the St. Joseph County Redevelopment Commission offer to assist and partner in the study the lesser amount of \$50,000.00 or 50% of the total project costs.

Staff requests the approval of the funding partnership proposal.

After careful consideration, the following action was taken: Upon a motion by Jason Critchlow, being seconded by Brian Pawlowski and unanimously carried, the agreement was approved.

- iii. Professional Service Agreement (Audio Position: 20:50)
 - 1. Roberts Environmental Contract

Bill Schalliol presented a proposal from Roberts Environmental Services, LLC to work with the County and Plews, Shadley, Racher & Braun LLP to assist with review of environmental documentation, environmental reports and other environmental information related to environmental work being done in the AM General/Seres Motors project area.

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

- d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position 22:20)

No update at this time.

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

No update at this time.

4. Additional Business (Audio Position: 22:30)

No update at this time.

5. Public Comment (3 minute limit) (Audio Position: 22:40)

There was one person present for public comment. He was:

Dan Caruso, residing at 305 Compton St. New Carlisle, IN. He stated that the public is not included in decisions regarding the IEC. The public are told after the fact and backroom deals are being made. He stated that the public needs to be included in the discussions and before any action takes place. He also stated that the IEC public comments still need to be made public.

6. Adjournment

Upon a motion by Jessica Clark, being seconded by Brian Pawlowski and unanimously carried, the Redevelopment Commission meeting adjourned at 9:26 a.m.

Next Meeting Date: September 8, 2020 at 9 am (4th Floor – Council Chambers)