

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



DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

BOARD OF COMMISSIONERS  
ANDREW T. KOSTIELNEY  
District 1  
DAVE THOMAS  
District 2  
DEBORAH A. FLEMING, D.M.D.  
District 3

## REDEVELOPMENT COMMISSION

### MEETING MINUTES September 4, 2020, at 9:00 a.m.

Members Present: Dennis Jordan, Jason Critchlow, Larry Beehler; Brian Pawlowski, Jessica Clark, Thomas Gryp 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

1. Meeting Called to Order at 9:00 a.m. by Dennis Jordan
2. Approval of Minutes (Audio Position: 1:27)
  - a. August 18, 2020 – Regular Meeting of the Redevelopment Commission

After careful consideration, the following action was taken: Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the August 18, 2020 Redevelopment Commission minutes were approved.

3. Economic Development Area Updates (Audio Position: 1:54)
  - 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.

- b. New Carlisle Economic Development Area (Audio Position:2:26)
  - i. Option Agreements – Extension #1
    1. **Resolution 2020-08** - Option A (Sebasto Sr. & Sebasto Jr.)
    2. **Resolution 2020-09** - Option B (Sebasto Jr.)
    3. **Resolution 2020-10** - Option C (Kaminski)

PLANNING & ZONING | PUBLIC WORKS | SURVEYOR | DRAINAGE | ENVIRONMENTAL | ECONOMIC DEVELOPMENT

Bill Schalliol presented stating that on June 9<sup>th</sup>, 2020, three option agreements on three large tracts of land were approved by Resolutions 2020-05 (Option A), 2020-06 (Option B), and 2020-07 (Option C). The options will either expire or need to be extended so that the option agreements stay valid. Staff met with all of the property owners and the following compromise was determined: The property owners of Options A and B will extend their option term by ninety (90) days and the property owners of Option C will extend their option term by thirty (30) days. The option terms are being extended at no cost. Staff recommends that the option agreements be extended to allow for the rezonings to be approved and to allow for the prospective purchaser to re-engage negotiations with the County.

After careful consideration, the following action was taken: Upon a motion by Brian Pawlowski, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission approved the Initial Option period extensions and approved Resolutions 2020-08, 2020-09, and 2020-10.

i. Indiana Enterprise Center update (Audio Position: 9:50)

1. **Resolution 2020-11** – Resolution of the St. Joseph County Redevelopment Commission Regarding the Indiana Enterprise Center

Bill Schalliol stated that on Tuesday, September 1, 2020 the Town of New Carlisle Town Council unanimously approved a resolution to modify their position relative to the IEC and create some specific goals and objectives related to the IEC that Olive Township, the Redevelopment Commission and the Board of Commissioners will work towards achieving in the coming weeks/months. Staff recommends that Resolution 2020-11 be approved by the Redevelopment Commission.

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 approved Resolution 2020-11.

2. Update of Fiber Optic Project (Audio Position: 18:11)

Chris Brown presented stating that the title opinion work has been completed. Permission to request bids has been submitted to the Board of Commissioners to move forward in the process.

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA) (Audio Position: 20:15)

Bill Schalliol stated that he had a meeting with the Elkhart County Redevelopment Commission and they signed their portion of the Northwest Gateway Agreement. The Elkhart County Council and the Elkhart County Commissioners still need to sign.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position: 20:45)

No Updates at this time.

e. Northwest Cleveland Road Economic Development Area (NWCR EDA) (Audio Position: 20:50)

No updates at this time.

4. Additional Business

(Audio Position: 20:55)

No updates at this time.

5. Public Comment (3 minute limit)

(Audio Position: 21:00)

Dan Caruso, residing at 305 Compton St. New Carlisle, IN thanked the office of Economic Development for negotiating with the people of New Carlisle. He also asked when the public comments regarding the IEC Management Plan will be published and released.

Bill Schallioli responded, stating that some changes need to be made to the plans and the public comments will be published and posted to website within the next couple weeks.

6. Adjournment

Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission meeting adjourned at 9:23 a.m.

Next Meeting Date: October 13, 2020 at 9 am (4th Floor – Council Chambers)