

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

MEETING MINUTES
October 6, 2020, at 9:00 a.m.

**REDEVELOPMENT
COMMISSION**

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

**Staff Present: Bill Schalliol, Chris Brown, Samantha Keultjes; Jamie Woods by
Zoom**

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 by Dennis Jordan at 9:00 a.m.
 2. Approval of Minutes (Audio Position: 1:00)
 - a. September 4, 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 September 2, 2020 Redevelopment Commission minutes were approved.
 3. Economic Development Area Updates (Audio Position: 1:15)
 - a. General Redevelopment Commission
 - i. Budget Information (September 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 stated that the updated budget information for September is provided in the packet for the Commission members to review.

 - b. New Carlisle Economic Development Area (Audio Position: 2:20)
 - i. Option Agreements – Extension #2
 1. **Resolution 2020-12** - Option C (Kaminski)

Bill Schalliol explained that the Option Agreement Extension #2 for the Kaminski Option (Option C) will extend the Additional Option payment for an additional sixty (60) days extending the date until December 7, 2020. This extension matches the option period signed by the Sebastys signed at the Commission's meeting in September. This is at no cost. The staff and its real estate agent will be working with the property owners to restructure parts of this agreement and extend the time period terms to create updated agreements. Staff requests approval of Resolutions 2020-12 to extend the time period for the Additional Option payment for an additional 60 days until December 7, 2020.

Jason Critchlow asked, "What is the term on the other two options?"

Bill Schalliol replied that they are at December 7, 2020.

Jason Critchlow asked, "What do the Kaminsky's have to lose?"

Bill Schalliol replied that the Kaminsky's are cautious of the process and government and how it all comes together. They were also cautious because they had a relative living on one of the properties and how to move forward with that relative.

Jason Critchlow asked for a status update on the purchaser.

Bill Schalliol stated that he has a status call later in the week to check in.

Dennis Jordan asked if Olive Township approved the Resolution.

Bill Schalliol stated that they had to bump it a month to October 12, 2020.

After careful consideration the following action was taken: Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, Resolution 2020-12 was approved.

Bill Schalliol gave an update stating that by the end of the week they should be done with their drainage project with Navistar at Bendix Woods.

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)

Bill Schalliol gave an update stating that by the end of the week the East Jefferson sidewalk connection piece should be done.

Jason Critchlow asked if there was any strategy for replacing the sidewalk with a trail South on Capital.

Bill Schalliol stated that there is a preliminary design for the missing gap from South of Jefferson to the bridge edge. They are looking into funding sources to build that piece. They are also talking with the County Highway department to clean it up. That area will be a part of a larger conversation with Mishawaka to connect the trails and neighborhoods.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA) (Audio Position: 11:40)

None at this time.

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

Bill Schalliol stated that the Building Expansion #2 for General Stamping and Metal Works is underway. Their business model is going well and their business is growing and it should be reflected in the TIF budgets over the next couple of years.

Jessica asked if they are looking to accelerate their bond repayment based off of what is generated?

Bill Schalliol stated that it just depends on what is generated. If there is the ability to accelerate it, it would be a conversation they are willing to have.

4. Additional Business (Audio Position: 12:50)

Thomas Gryp asked about the impacts of COVID-19 on County revenues and the effects on redevelopment efforts and a 'Plan B' if there is a need to pull back on plans and expenditures.

Bill Schalliol responded stating that they are working with their financial consultant, Steve Dalton, to really understand the impacts of COVID-19. Other than the Capital Ave TIF budget, everything else was trending toward the positive. There will be conversations to figure out where and if there are shortfalls. There will also be some changes in partnering on other projects as well as requests to assist. They will have conversations to figure out where there are expenses and where the money is spent out. They will be working through the budget process to be in the position to assist but not cover budgets. He will get some updated information for the next meeting.

Thomas Gryp would like to be a part of the discussions moving forward.

5. Public Comment (3 minute limit) (Audio Position: 16:40)

None at this time.

6. Adjournment

Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission meeting adjourned at 9:15 a.m.

Next Meeting Date: November 10, 2020 at 9 am (4th Floor – Council Chambers)