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Executive Dir. of Economic Development
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DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

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REDEVELOPMENT COMMISSION

MEETING MINUTES February 8, 2022, at 9:00 a.m.

Members Present (In person): Thomas Gryp, Dennis Jordan, Larry Beehler
Members Present (by Zoom): Jason Critchlow, Tyler Gillean, Brian Pawlowski
Staff Present: Bill Schalliol, Chris Brown, Phil Garrett, Shelley Marker

MEMBERS

Dennis Jordan
President
Board of Commissioners Appt.

Thomas Gryp
Vice-President
Board of Commissioners Appt.

Jason Critchlow
Secretary
Council Appointment

Tyler Gillean
Member
Board of Commissioners Appt.

Brian Pawlowski
Member
Council Appointment

Larry Beehler
Advisory Member
PHM School Corporation Appt.

Phil Garrett, Esq.
Counsel

1. Meeting Called to Order by Dennis Jordan at 9:00 a.m.

(Audio position: 0:00:39.0)

2. Approval of Minutes
 - a. January 11, 2022 – Meeting of the Redevelopment Commission

Upon a motion by Thomas Gryp, being seconded by Jason Critchlow and unanimously carried, the minutes from the January 11, 2022, meeting of the Redevelopment Commission were approved.

3. Opening of Bids for Demolition
 - a. Demolition Bids
 - i. SR 2 & Larrison Boulevard (New Carlisle EDA)
 - ii. 56275 Snowberry Road (New Carlisle EDA)
 - iii. 12900 E. McKinley Avenue (AM General EDA)

Bill Schalliol: We have three quotes for the three projects for demolition and quotes meaning they are under \$150,000.

The following quotes are presented today:

Larrison Blvd quotes: R&R Excavating for \$78,710.00
Jackson Demolition Services Enterprise LLC for \$250,000

Snowberry Road quotes: R&R Excavating for \$48,465.00
Jackson Demolition Services Enterprise LLC for \$47,000.00

McKinley Ave quotes: R&R Excavating for \$40,050.00
Jackson Demolition Services Enterprise LLC for \$24,500.00

We would ask that you accept the quotes and refer them to the County Engineer office for review and award at the Board of Commissioners meeting next Tuesday.

Upon a motion by Jason Critchlow, being seconded by Thomas Gryp and unanimously carried, to accept the Demolition Bids and refer them to the County Engineer's office for review and be awarded at the Board of Commissioners meeting next Tuesday, February 15, 2022.

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

4. Economic Development Area Updates
 - a. General Redevelopment Commission
 - i. Budget Information (January 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. AM General EDA – Fund 4401
 6. Northwest Cleveland Road EDA – Fund 4402
 7. General Redevelopment Commission – Fund 4403
 8. Double Track Bond – Fund 4404

Bill Schalliol: We will start with the January budget report, and I will let Chris speak about it.

Chris Brown: Since we didn't have any funds appropriated into the different accounts as of January, I paid no invoices but have been in touch with everyone that has submitted invoices. Letting them know once we get everything appropriated and funds in the account the invoices will be paid.

What you see for January 2022, are just the types of invoices that have come in and most of it was for December 2021 work so it would be in 2021 funding.

Some legal expenses related to the EDA Broadband grant, there was a filing we had to complete with some special consideration for the grant with a UCC 1 filing.

We did receive some money from the St. Joseph Energy Center from an escrow agreement from a couple of years ago and we were able to at the advice, of Steve Dalton, put that in the redevelopment general fund. The only thing we typically have in that redevelopment fund is the lease payment from Electric Last Mile Solutions.

Thomas Gryp: How much was that?

Chris Brown: The escrow was \$166,000.

The general expenses related to our development planning and some of the site certification work that we have been doing out in Indiana Enterprise Center for Fund 4302. Fund 4303 were final payments for the Broadband, and I'll get to that update later on. That project is now complete, and payments are done and moving forward.

In AM General, we continue to have planning expenses for Capital Ave corridor trail planning and the demolition bids that just came in there were expenses to put those bids together.

Legal expenses related to the out-lot C work that was done.

4. a. ii. 2022 Budget (for approval)

(Audio position: 0:08:11.6)

Bill Schalliol: The last several years we have continued to do better as far as what we are collecting in our TIF districts. We continue to grow the TIF amount and a testament to the work that we are all doing to advance the TIFs. The money we received for the increment came in December 2021, so we received one disbursement and the second will be in June 2022. Those numbers are higher than in years past, so it gave us a better ability to do budget tracking and budget management all across the TIF districts. I don't want to belabor each TIF district, Wyatt we see that number going down every year and that TIF district expiring in the next several years. We only have one major project that we are doing right now and that is the Pierce Road corridor study. Hope to finish that up this year at some point. We are paying both the County Comprehensive Plan and County Engineering Standards

Study out of the special projects category line.

NCEDA, the New Carlisle Economic Development Area Fund 4301, specific projects are listed here. One of the big projects that appears in several of the New Carlisle TIF fund balances relates to the New Carlisle water treatment plant project. We start to ramp up conversation with both the Town and Cleveland Cliffs, the new owners of I/N Tek and I/N Kote, you'll see substantial dollar amounts budgeted for that project. It will require funding to improve that treatment plant to service future and existing customers.

In Fund 4301, there is money for parcel acquisition as there are some properties that may need to be acquired for right-of-way for some road improvements. A special projects category line for payment of portion for County Engineer standards.

In Fund 4302, the New Carlisle Economic Development Area One. A lot of those funds are centered towards development activities specific to the water treatment project. Some sustainability projects some property acquisition that needs to occur in the New Carlisle area at some point. A special projects line we are paying for part of the County Comprehensive Plan out of this fund.

Thomas Gryp: For clarity, the line items you have here and the dollar amounts. When you actually go to spend that does the Commission still have to vote on the allocation of that?

Bill Schalliol: You will vote on contracts related to that. We try to put what we believe either through existing contracts or future contracts amounts that we may have. Every contract related to spending that money has to come back through here. Ultimately through the Board of Commissioners for approval.

Thomas Gryp: Reason for asking, you have explanations farther back in the packet for several of these. But they are not very detailed. Personally I had concerns about voting for that if in fact that commits the money to that.

Bill Schalliol: In the narrative these are the projects that are a little farther along so we can give you a little bit more information there are a lot of these that have property acquisition. We don't have specific property acquisition tied to those but as demolition or right-a- way acquisition take place we will come back through and have a better proposal and related details to that.

Jason Critchlow: Bill, can you remind me what we approved for the Comprehensive Plan, I want to say \$400,000?

Chris Brown: I think it was approved at about \$200,00 each. We were at \$190,000 and Abby...

Abby Wiles: The total amount approved from the Redevelopment Commission was \$250,000 and \$250,000 from County Council as a separate appropriation. The total contract price just for clarification of the project is \$380,000. Up to \$190,000 is what the Redevelopment Commission agreed to.

Jason Critchlow: How did you decided you were going to spread that across the funds?

Chris Brown: Typically we look at it at what the health of the fund is. NCEDA can handle the \$75,000 a larger portion whereas Wyatt maybe not so much. AM General because of some of the fire department spending that we did last year that fund is a little lower than what it typically is. Usually, try to spread it over the amount of funds. We can't spend it from the Bond Fund there are specific requirements for that fund. Redevelopment because that one is not typically as well funded as some of the other ones. Usually NCEEA the work horse for a lot of these and then we try spread it around a little bit more.

Jason Critchlow: That makes sense. So nobody should construe it as the Comprehensive Plan is going to address more of these area versus this area. Just where the funds can be put?

Chris Brown: Exactly.

Bill Schalliol: The third fund in the New Carlisle area, Special Taxing District Bond proceeds fund. Back in 2016, we sold a bond that is paid for by fund one, but ultimately would be picked up by fund two to pay off the bond. Special projects were identified within it. This project for this year will pay the Town Loop project again we have money in for the Water Treatment project. There are other utilities extension project funds for that area. We have had some conversations for example with Navistar and there is a need for water and sewer at their site so the ability to extend water and sewer to that area would be a project. We still have money left in the Regional Drainage project fund that was a project that was approved last year to put in two culverts at Strawberry and Inwood down south. That is the remainder of that money.

We are required to spend this money by the end of last year and Steve Dalton would agree to that. But we need to get this money spent and requirements on this money for the money to be spent. A lot of the projects that we have to target this year will be out of this fund to get this fund spent down and cleaned out.

In the AM General EDA Fund 4401, we have seen a little decrease in the increment collected in this area. Some of that is due to the reevaluation of both the AM General property and the Electric Last Mile Solutions property just through tax assessments. They work with the Assessor to lower the values of those buildings so that has hurt us on an increment side. Although, we are seeing developments occur and additions and renovation of buildings and new buildings. We should start to see some balance there.

A project that was approved a couple of meetings ago was a partnership with Pioneer Lines for a CRISI Grant for railroad improvements at two crossings. I believe it was Cedar Trail and Birch Road. The grant is in partnership with the Elkhart Western Railroad Pioneer Lines. We have identified other funds/projects that likely would receive a need for this next year.

At the bottom we have the Comprehensive Plan and County Engineering Standards being paid out this account.

Thomas Gryp: On this one there is \$685,000 other, which seems like a very large number.

Bill Schalliol: We don't have a project yet. We have had conversations with County Engineer about match for our Federal Aid project to finish McKinley or using it as a match for two roundabout projects. A couple of months ago we finished our County Connections project there were some studies identified in there. We put it into the Other category because there was no other place to put it. We tried to appropriate all the money in the account. Instead of coming back and doing a resolution to bring money back in to appropriate it. In this particular case we didn't have enough projects identified at the time.

In the NW Cleveland Road Development Area Fund 4402, we talked about this one a couple of times and this relates to the General Stamping and Medal Works area with road improvements that need to be done on Old Cleveland Road. The project agreement we have is a Memorandum of Understanding agreement (MOU) with Holladay Properties who is the developer. The project is to do road improvements in that area with the excess TIF our first obligation is to pay off a bond and the second obligation then would be to help with road improvements. We really don't have any projects other than just paying for the road improvement study that is being done presently by Abonmarche Consultants.

General Fund 4403, this is where we pay for other projects. This is money from the sale of land, lease of land and Electric Last Mile Solution usually is paying for that. We did as Chris noted earlier, we did get \$166,000 from the escrow from St Joe Energy Center project. We put that money in the account, but we have not appropriated it yet. We didn't want to put it in the account not knowing where to put it and not put it in "other" per say. When we have a need for the \$166,000, we will come back with a resolution and ask to appropriate the money into line withing that account.

Chris Brown: We had quite the over run as you can see in 2021 on the legal. That had a lot to do with some of the work done out at the airport. This would be a chance to use some of that money as a surplus to it. If we started

going over, we could reappropriate more funds into that line item.

Bill Schalliol: The last account is the Special Taxing District Bond Proceeds Fund. The bond funds the Double Track project. The money that comes in from the New Carlisle Economic Development area to pay that bond, principal, and interest.

After the narrative there is a two-page memo to the County Auditor, and it breaks down of each of the line items and categories. We took a very intentional approach to this budget and delineate exactly the same categories for each of the budgets. It was not done in past years and for the reason why it took a little longer. So Consultants and Contractual Services was the same across the board. Same with Economic Development the same kind of projects were in each one of those accounts. This is the memo with your approval will go to the County Auditor to set up the funds so that we can start paying bills for 2022.

Jason Critchlow: The Council and Commissioners want the Redevelopment Commission to share the cost of Economic Development staff? Is that under operating costs?

Bill Schalliol: In Fund 4403, Redevelopment Commission General Fund there is a line item that reads "salaries" it is the third category down on the expenditures category. That is where it would come out of. My understanding there is a process that the Council needs to come to the Redevelopment Commission at some point and ask for that to occur. And Steve Dalton might be able to answer that better.

Steve Dalton: There is a proposed agreement that the Council has drafted, and it has not come to you yet. You haven't been asked to make a decision on that yet. It might be sitting in the budget already but not actually come to you as an agreement for your vote. And it wouldn't be necessary for you to vote on that agreement and also for the Board of Commissioners to do the same thing to make it contractual. There have been a few other things that have been going on the last few months as you are all aware of and it fell to the bottom of the list.

Jason Critchlow: My second question is for Fund 4302, New Carlisle EDA second page of it. The New Carlisle Water Treatment Plant, have we voted on anything for this money that is budgeted? We budgeted \$250,000 that we didn't spend and now we are budgeting \$600,000.

Bill Schalliol: We have not had a proposal come to the Redevelopment Commission at this point for that project. We have identified based on how we anticipate on other funds or other projects to move forward that would be about that much that could be moved towards that project. Once the project is put together, we would bring forward a proposal. Since we identified that project over multiple funds how that project could be funded across multiple lines. If the Commission chooses to participate in that.

Chris Brown: More than likely given the cost of a new water treatment plant you'll probably looking at matching funds for a federal grant at some point. These funds then would be used to leverage the Counties responsibilities in concert with the Town and the Township and some of others on probably a grant of some sort.

Jason Critchlow: What is the difference between the Town Loop and the Town Broadband?

Chris Brown: The Town Loop is just that Town Loop for New Carlisle. Broadband was the EDA grant so the larger extension out State Road 2 along Timothy and back along US 20. The Town Loop is just the small internal one it starts at Dunn Street come in goes up Brea and back downtown. Its "u's" into the larger EDA Broadband extension.

Jason Critchlow: Just separating those out as different projects.

Chris Brown: Since we use the Special Tax District bond for the EDA Broadband that is an expected expense for that category. Broadband could be used to pay for that as well.

Jason Critchlow: It could, what we had budgeted in 2021 that we didn't spend?

Chris Brown: There will be funds going back into this fund account. When Jessica had put together everything, she actually put the full cost in a purchase order for the project not the 50/50. So the full cost will be \$1.8 million she appropriated \$1.8 million on a MEO we only spent \$890,000 so there will be \$890,000 that will come back into this account at some point. That is the difference there, the way we spent at least on Federal grants we have the one account for the local match and then we use a different funding account to pay off the Federal piece. When we get reimbursed it basically a balance sheet. We spend our half the balance sheet spends the other half and then we get reimbursed from the Feds.

Tyler Gillean: I have a question for your Bill. Throughout some of these funds I am seeing under the expenditures I am seeing a lot of individual Chamber of Commerce for a total of \$105,000. For example, New Carlisle number 2 and number 1 that is \$40,000 for \$80,000 each and the rest together is \$105,000. Could you shed light on what that is?

Bill Schalliol: As one of yearly professional services one of those is with the Chambers. Our yearly contractual obligation for the County is \$105,000 for the year. It is a three-year contract that provides all the services related to Economic Development and all the other legislative services and any other Chamber services. The Counties membership is through the Redevelopment Commission. I can get you a copy of the contract for your review it was approved before you joined the board.

Upon a motion by Jason Critchlow, being seconded by Thomas Gryp and unanimously carried, to accept the 2022 Redevelopment Commission budget.

4. a. iii. South Bend Chamber of Commerce – 2021 Economic Report

(Audio position: 0:29.13.9)

Bill Schalliol: Jeff Rea is on the meeting via Zoom and their yearly report is in the packet. Jeff if you would touch base on a few of the highlights that are in the packet, please.

Jeff Rea, President and CEO of the South Bend Regional Chamber of Commerce. The Counties Economic Development partner and as Bill mentioned we have a contract for services to provide Economic Development and other assistance to the County. I gave you a high level 2021 update of the activity that we do as for example lead response on behalf of the County. The State of Indiana, Real Estate Professionals, Site Selectors, and companies reaching out to us directly as us about pieces of property in the County. We prepare the responses for the information. I have one right now that we will spend almost 100 hours responding to a company looking to make a major investment here in St. Joseph County. I want you to understand the kinds of projects that we see, the industries that have been looking around. Some of the sites we are looking at, wage levels on those potential jobs, capital investment. Gave you several tables to give you a summary of that activity that came across our desk last year. It was the busiest year in more than a decade the post pandemic recovery is well underway. Indiana is as you know is in the mix on so many projects because of the business climate that we have had here. Never have we seen interest in St. Joseph County like we have right now. We are excited about that and credit to you and the work that you are doing in preparing sites for development. Appreciate the careful approach that you've taken in the New Carlisle area in particular to do some planning and growth in that area. We did a summary in there of IEC and some of the interest in IEC sites there are not other sites in St. Joseph County that are suitable for some of those large users that look from time to time.

It is interesting what you are interested in, and we are as well. Not the number of people looking but the number of people buying. These are longest process I have been involved with in my Economic Development years was 11 years between the time we first met to the time they ultimately made an investment in St. Joseph County. We hope they all don't take that long but when you think about making a major capital investment you do a lot of due diligence and try to understand what is going on in the County. This one for example that we have about 100 person hours in it will be from education to work force, utilities, to infrastructure to quality of life it is the most

complicated response I have seen on a project.

As Bill mentioned we play in the advocacy space we are watching state laws bills that impact Economic Development. So every year there are bills that are related to TIF, tax abatement and eminent domain and other things that could impact the ability to do development and so you are kind of the conduit keeping an eye on some of those things. We lead the charge on things like READI last year our other Economic Development across the state and realized the investment and quality of life is pretty important. We are able to secure \$500 million in the state budget for READI which now will turn back into our communities this spring with some major investment. We lead the charge on changes to Hotel Motel tax last year that will drive some additional dollars here for the development of sports complex and the Morris Performance Arts Center and more importantly a Tourism and Capital Development fund that will help us drive additional tourism compacity.

We play a lot of time in the Workforce space so there is a summary of several things that we are doing in the Workforce space. We know that is the number one thing companies are asking us about. So we need to be working to prepare the next generation of workers and leveraging our relationships with our 1,300 member businesses in the private sector to help make sure we are preparing for. We just came off of a successful building trades week where we teamed up with the trades to help educate our kids on what those jobs look like in the future. In the manufacture days we do a health care one, working heavy in the intern space quite a bit on the Workforce space I won't belabor each of those. We gave you a high-level summary on all of those different ways we are working in that space and the tools that we have in there I mentioned in there Buxton and **Inplan** a couple of tools that we have and use.

I don't want to read it to you, and I hope you had a chance to thumb through it and see some of the activity that we are involved in and be happy to answer any questions you might have about the report I have given you.

(Audio position: 0:35:00.2)

Thomas Gryp: I am very impressed with all of the activity that you are doing. To follow up on a prior comment a lot of it just not the activity but the results. Could you give us two or three of the big successes that you had on behalf of the Redevelopment for the County? As far as people that have actually bought and moved forward with jobs and businesses and things.

Jeff Rea: Great question, and I would say if you were talking about New Carlisle with Unifrax on their expansion and their new battery option there is a key one that has happened out there. In terms of the new development we haven't had any takers yet on IEC site one or two. There are several that still in that mix we almost weekly correspondence with the State of Indiana or the companies on additional information that they are needing. I like to think that those are happening there, but I think the challenge sometimes is we do everything we can to increase the opportunity and a variety of reasons they pick our site or don't pick our site. Sometimes what we as a community or state is willing to do something it's tax climate sometimes it is a fear of workforce issues. We feel like we have set the table for those developments but short of Unifrax and I don't have the full list in front of me and I can follow up with you Tom and the Commission. That is the challenge on the lead response piece. We take very seriously everybody that is kicking the tires that is looking for opportunities. Two companies in town yesterday looking at opportunities our job is to get them there and get them to sign a deal and hope is that we are doing that. It is a long play and not a short game and we didn't have a major win in 2021 that I can report back to you on.

Tom Gryp: Follow up question please, everybody would like to have 100% success and I know we have a long way to go to get there and we will never get there. What are the top three things would you say that are the reasons why St. Joseph County does not get those projects?

Jeff Rea: I'd say some have less to do with St. Joseph County more to do with other parts of the County. I'll give you an example, I had a company in from India a few weeks ago looking at manufacturing facility here. They had other states that are offering them "free land" and tax abatements on top of that as well as infrastructure

improvements. So of the incentive offers are so far out there that it is not stuff we are competing with. If you watch the Michigan, they came up with a \$10 billion deal closing fund and are abating taxes for up to 25 years on projects. So, some of the projects are simply hard for us to compete against in terms of what we are able or willing to do vs what other states are willing to do. The other thing I would say is the work that you have done on getting the site shovel ready and I think that is really critical and timing is so important on that. Why IEC has advanced in people's interest is because it closer to shovel ready and we have answered so many questions about zoning, property control, water, wastewater we continue to work with Bill and Chris on utility needs etc. Some states are willing to give away the store and I don't think we have to give away the store to land projects. Obviously, incentives are going to be important on some of them. I think it is unrealistic to think that we would buy the land, make them pay no taxes, and build a bunch of infrastructure for them to ultimately locate here.

Thomas Gryp: I agree with you. But if that is what the market is, by walking away from that don't we walk away from a vast number of opportunities that would ultimately over the term bring jobs here. I am trying to figure out how to break out of this paradigm, right, if we don't want to give away so many incentives, not shovel ready you didn't mention work force, but I heard that before in the past. How do we change that so that we do have more success?

Jeff Rea: Nobody has walked away from any offers that we had on the table. This is dating process if you will, we spend a lot of time going out to try and convince them this is the right place for the investment. I would say like in Michigan for example, it is that \$10 billion state closing fund that became a differentiator for them. This thinking is getting us there. The investment that you've made in IEC has really prepared us for a win. I feel really confident thinking that one of these prospects that we are currently in the mix with is ultimately going to find us as locations. Indiana has identified this as one of the top sites in the state. We are getting leads that we have never gotten before the state will often send it out to the whole state and say what to you have. Now they are targeting us in some particular with some particular uses because of that. You have done the right things I know we like to accelerate it, I think some success or getting one of these over the finish line is important. I think depending on industry there is a lot of differences in what is happening in industry and where people are expanding and what they are going to do. Indiana is really positioned for this, and St. Joseph County is positioned for this. I would more recommend staying the course and keep doing what you are doing in terms of the site control and the utilities. Bill and Chris touched briefly as you were talking about your budget there about New Carlisle. Water is an important issue, and we need to be positioned on water, positioned on zoning, close on electric and working on gas and sewer. The more of those answers are in place the place the less uncertainty that it will be about a site.

If I can just throw one thing out to you about the workforce. I think your partnership is really important there. Tom mentioned that workforce is often the chief concern that is why we are working on the workforce effort. If you as an employer have an interest in connecting on some of those or if you know of others that should be at the table with, please reach out to Bill, Chris or I let us know. We want to plug as many employers into those opportunities as possible. We have had great success with manufacturing and building trades and health care. If there are other industries that we should be focusing on or other employers, you think we should on. We actually are now working with high school and college students on those career paths. Please let us know if you see those opportunities where we can help fill the gap.

4. b. New Carlisle Economic Development Area (NCEDA)
 - i. Project Updates
 1. EDA Fiber Project

(Audio position: 0:42:45.7)

Chris Brown: Quick update on the EDA Broadband, we are anticipating here at 10:00 a.m. that the affidavit for completion will be approved by the Board of Commissioners and that will be the final step for us to physically take ownership over the conduit and the fiber. We have an operating agreement with ChoiceLight, so they will be the operators of that dark fiber so maintenance will be on them plus the connections and getting it going. They have customers that want to connect and have been routinely getting emails over the past couple of weeks about when can we light it. That should be approved at 10:00 a.m. today at the Board of Commissioners. I am going through

the EDA the final close out items. We had a couple of change orders based on off the construction those were submitted yesterday. That is a first step so we can start getting the final disbursement final reimbursement pieces together and going through any paperwork for Federal grant to finally close it out. Anticipating on having the close out done probably in March.

4. c. St. Joseph County Economic Development Area No. 3 (AM General EDA)
 - i. Project Updates
 1. Sanitary Sewer Service Area Study and ROW Corridor Analysis
Capital Avenue Corridor (for discussion)

(Audio position: 0:44:13.1)

Bill Schalliol: We have been working with the City of Mishawaka over the last couple of years having conversation about how to grow the Capital Ave. corridor. What that corridor looks like from a pedestrian standpoint, from a utility standpoint and from a general development standpoint. Two things we keep coming back to is that corridor could develop if we had water and sewer. If we knew what the utilities needed to look like in that corridor then we could probably see some growth in that area. The City of Mishawaka is moving ahead with the water treatment plant at the Juday Creek golf course and improving the sewer system over the last couple of years improving sewer system and wastewater management system in central Mishawaka to collect more waste. We are at that critical point where now we can move ahead and actually develop utilities in the Capital Ave. corridor.

Before you today is a proposal to do a joint project with the City of Mishawaka to study water and sewer development in that corridor. Many years ago as part of the AM General project, the City of Mishawaka built a lift station and built a lift station corridor to ultimately not only to collect the waste that is generated at AM General and next door at Electric Last Mile plant but also in a smaller service area. That lift station at some point would be extended with lines to the north to be able to collect along Capital Ave. and all the way to Bittersweet and to the Toll Road. It was designed for that but never really built out or the built out was never finalized and paid for. The other piece of that those is water. As we see growth and development opportunities for more subdivision development, we know that water and sewer are both critical. As we add a new water treatment plant to that area the wastewater element, the lift station it can then connect into the Mishawaka network. We are at a point that maybe it is now time to have a conversation about that corridor.

We would like to do a joint study partnered and shared with Mishawaka to look at the corridor. As a subcomponent of that, over the last couple of years as Elkhart Western Railroad has been growing their line one of challenges, they have is the ability to connect at a reasonable capacity into the Norfolk Southern Rail Yard over in Elkhart County. They are limited to the amount of train cars that can go in and come out of that area. One of the things that we have been talking to them about is ultimately the ability to become a two main line rail system. They would connect on one end to Norfolk Southern and then in an off handed comment one day when we were meeting with them. It would be great if we could connect into Canadian National. As we are looking at this right-of-way corridor for utility extension the conversation has been can you put rail in the same corridor? Extend rail from where it ends at Currant Road just north of McKinley by Better World Books take it up Capital Ave. corridor and connect into Canadian National. What that would do is allow that line to service two different class one railroads open up development opportunities, there could be land, water, electric, gas. Equally developable site as is the IEC on the west side of the County.

This week we had a lead response that Jeff had was looking for a site that was connected to two class one railroads. We don't have a site even in the IEC with having railroads there isn't connected to two class one railroads. There are some major opportunities that the potential connection of pioneer to Canadian National if we could coordinate that, that could open up. Our biggest challenge right now is we don't know with the AEP power line corridor that runs on the east side of Capital if that could even work.

The first half is a joint study between Mishawaka and the County for the utilities that study amount is \$47,650 for Mishawaka and Counties piece. Then an additional amount for the rail study that is an additional \$12,000. The

proposal before you for not to exceed in the amount of \$59,650.00 to do these two studies. This could be a huge transformational. Mishawaka has been a huge partner in this project they would look to improve a similar or same proposal at their meetings in late February or early March.

Tom asked earlier why we have another category; this would be one of those things that likely would come out of that other category. When we started putting the budget together, we didn't think this would be something we would be able to get together quickly enough.

Abby will talk about in a couple of minutes about the County Comprehensive Plan. One of the challenges we all know that we have in the Granger area is lack of water and sewer for development that has already occurred. Certainly, development that could occur so the opportunity to put water and sewer in that could roughly serve 3,500 to 4,000 acres out in that area would be a huge transformational piece for development in the northeast part of the County.

If there are any questions about the proposal, I'll be happy to answer. If you are generally okay with the proposal and want to vote on it today that is great. If we can bring it back. We do know there are some legal changes that Mishawaka has asked for, so the document will have some basic revisions, but the cost will not change.

Dennis Jordan: Is there interest in approving these funds?

Jason Critchlow: I would be willing to approve it today, Dennis, if the rest of the Commission agrees. It does need to be amended to include Tyler's name instead of Shirley's name.

Upon a motion by Thomas Gryp, being seconded by Brian Pawlowski and unanimously carried, the Sanitary Sewer Service Area Study and ROW corridor Analysis Capital Ave. Corridor was approved by Redevelopment Commission.

4. d. Wyatt Economic Development Area No. 1 (Wyatt EDA)
4. e. Northwest Cleveland Road Economic Development Area (NWCR EDA)
5. Additional Business

Bill Schalliol: We talked at the last meeting about the contracting we have been working on trying to incorporate County Code Enforcement in our office and other items in our office. As we try and build history in our contracts trying to find some of these contracts so that we can show where contracts have been a little bit more difficult so we will have that on the agenda at next month's meeting. We should have three more years of contract amounts that can be circulated before the next meeting. It was off this month and will be on next month.

The property thing we have a GIS meeting on it this afternoon. We have two properties; one was announced at the end of the year Drewry Brewery was on the list. With that being transferred to the city it is coming off. And some property owners interested by Chain-O-Lakes, Phil is working on that with us for a while.

5. a. County Comprehensive Plan Update

Abby Wiles: Bill and Chris wanted me to give an update on public outreach on the Comprehensive Plan. We formed a task force that is a steering committee that is overseeing the planning process. The first task force meeting was November 2021 our next task force meeting is Thursday, Chris Brown we have participating in the task force to represent Economic and Redevelopment. As part of the planning process the consultant Rundell Ernstberger Associates out of Indianapolis, Indiana with their sub-contractors Abonmarche Consultants who is local, CWC Latitudes and Engaging Solutions they have been conducting a number of focus groups to deep dives in topic areas related to the Comprehensive Plan. They have done Economic Development in the process of speaking with the cities regarding utilities extension polices and growth areas, St. Joseph County Regional Water and Sewer

district, Commercial brokers done a group on transportation. They met with builders' association, the Farm Bureau and the also the Environmental protection and open space groups. A focus group at the main branch library a few weeks ago. They are going to be in town on Thursday doing the second task force meeting, but they will also be meeting with the City of Mishawaka. Do a bike pedestrian focus group that will focus on transportation and local school districts.

In the process of scheduling the first round of public meetings just as a reminder for everyone we have four rounds of public meetings as part of the contract. So four public meetings in each of the four rounds. Sixteen public meetings total and the dates for those I can tell you are not the website yet. Still in the process of getting it up and going it should happen this week. Public meetings are set for Monday, February 28, at the main branch library in the evening. Thursday, March 03 that will be a virtual meeting at 7:30 p.m., Thursday, March 10 over the lunch hour 11:30 a.m. – 1:00 p.m. at the main branch library downtown South Bend, Thursday, March 10 at New Carlisle Olive Township Library in the evening. I will make sure everyone in Redevelopment receives the link for the public meeting information.

What the consultants are working on now really working with Abonmarche Consultants locally. They are in the process of reaching out to all of the small town's that are members of the APC along with Walkerton and Indian Village. They have put together a utility assessment and questionnaire to get base line information on all the communities to really understand what utility infrastructure is and under way presently.

Thomas Gryp: How does the process that you are doing right now in terms of outreach differ from what you have done before with the prior plan?

Abby Wiles: From the 2002 plan or other plans that I have worked on?

Thomas Gryp: 2002. Let me frame it up for you, okay. Reason why I ask is, the definition of insanity right. And so, often there were constituents in the County that felt like they were not engaged. They were not brought into the conversation that may be correct or it may not be correct but those were the voices. I want to make sure as we do it this time that we do deeper than what we have done in the past as criticism grows.

Abby Wiles: Full disclosure, I was not here in 2002, I only know what we have done in the Comprehensive Plan as documented in the 2002. There is a planning process chapter that documents everything that was done. I know a big thing back then from reading that section is that we did a phone survey. One of our four initial public meetings is a virtual meeting so that was not an option back then. I will say in terms of trying to reach all populations, so I mentioned we are doing a meeting out in New Carlisle. We have two downtown, one virtual that is kind of initial kicking off in downtown South Bend. We are scheduling with the consultants in other areas of the County. We want to do one in the northeast, south, northwest, to make sure in the different phases we hit all the geographies in the County.

Another thing we are doing to get targeted outreach is after meeting with the Environmental Protection open space group, there were so many groups represented there. Shirley Heins was there the St. Joseph County Regional Water and Sewer District; the Open Space Agricultural Alliance and it became apparent that "wow" we have a lot of different organizations and individuals present here. So the consultant after that focus group put together a survey specifically for that group to disperse and let them provide feedback on specific issues related to Environmental Protection and open space. We have all the public input that we laid out in the contract but then we are nimble when we see areas gaps or other issues. Our consultants are using other tools to get input that we need.

Jason Critchlow: That sounds great 16 public meetings. If you want to have your voice heard, you can't say you don't have the opportunity.

Abby Wiles: I had some people come to me that were invited to the focus group like the bike pedestrian one. I asked Bill to come because of all the work that you all are doing to help make the connections in Mishawaka and

regionally. I had some folks come to me and say, "I am really worried I can't make the bike pedestrian focus group on Thursday but want to really make sure that I can participate". I told everyone, listen we are going to have the focus groups be deep dives and specific topic areas to help the consultant really help the subject matter before we go broad with public meetings. You will have four rounds of public meetings, a survey, website even working a feature on the website that allows you to drop in opportunities and concerns and geo code it based on the zip code. If you have specific issues or opportunities, you like to draw attention to you can drop it in the map and we will be able to see it and organized by geography.

6. Public Comment (3-minute limit)

Kathy Schuth, 911 Leland Ave, South Bend, Indiana: I reached out to Bill Schalliol this week as well. I've been looking for updates to the area management plan for the Indiana Enterprise Center. I am still seeing the draft copy of the plan online plus the 300 pages of public comment that were made to it but not actual updates to that plan. As we go forward with County Comprehensive Plan, what I am starting to feel is like somebody just made the comment there are plenty of opportunities for voices to heard but I am starting to wonder for what purpose. If we have lots of opportunity for input but we don't see folded back into a plan but yet we see Redevelopment Commission continue to pass budgets that forward all these projects in that Indiana Enterprise Center. I am asking you guys but also will be asking the County what our guided documents are, what are things we put forward together that are really running it. It feels like we have seen a lot of draft stuff but not things any Council or Commission can actually vote on. And it might be that I am not up to speed so I certainly recognize that I might have some ignorance in that. I would just put it in front of you that it seems like we continuing to put the work forward but with guided documents especially in a climate where currently underway with a Comprehensive Plan.

We just heard you guys pass a budget that puts forward a lot of work and I just don't know how all that relates. I thought I would take the opportunity to just bring it up and if we can get some updates that would be great. And Bill, if you have any updates, you can send me by email that is fine with me too.

7. Adjournment

Upon a motion by Thomas Gryp, being seconded by Dennis Jordan and unanimously carried, for adjournment at 10:04 a.m.

Next Meeting Date: March 8, 2022, at 9:00 am / 4th floor Council Chambers room

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.