

**MINUTES OF A REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
JULY 11, 2022**

The Michigan City Redevelopment Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Monday, July 11, 2022, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. This meeting also being available via Zoom and streaming live on My Michigan City, Indiana Facebook. Zoom was hosted by Access LaPorte County Media.

CALL TO ORDER

In the absence of President Christopher Chatfield, Vice-President John Hendricks called the meeting to order at approximately 5:00 p.m.

ROLL CALL

Commissioners in attendance:

Ken Behrendt, Kathy Dennis, Angie Nelson Deutch, John Hendricks, and non-voting advisor Thomas Dombkowski (all in person)

Commissioners absent:

Christopher Chatfield

Staff in attendance:

Executive Director Skyler York (in person), Attorney Alan Sirinek (in person), Administrative Assistant Debbie (observing via Zoom to take minutes)

MINUTES

The chair entertained a motion for approval of the minutes of the 06/13/22 executive session and the 06/13/22 hybrid regular meeting.

Motion by Commissioner Deutch – seconded by Commissioner Dennis approving the minutes of the 06/13/22 executive session and the minutes of the 06/13/22 hybrid regular meeting. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

CLAIMS

Mr. York reviewed the claims list dated July 11, 2022, noting that payroll for June, 2022 totaled \$12,334.52. Mr. York read the claims listed into the record. In summary, July claims totaled: (Operating) \$300.00 (North TIF) \$207,444.80; (South TIF) \$8,236.96; (Elston Grove Refunding Bonds 2021) \$1,250.00.

The chair entertained a motion.

Motion made by Commissioner Behrendt – seconded by Commissioner Deutch approving the claims list dated 07/11/22 as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

FINANCIAL REPORT

Mr. York reviewed the financial report dated 05/31/22, summarizing cash balances as follows: Operating Account \$171,747.82; South Side TIF Account \$8,245,351.58; South Side TIF Debt Reserve Account \$336,308.50; South Side TIF Capital Account \$16,748.58; North End TIF Account \$3,082,216.39; Northeast TIF Account \$259,977.10; for total cash of \$12,112,349.97. Loans Receivable include a loan to the Eastside TIF from the Operating Account in the amount of \$21,028.49, and the County Business Loan Fund in the amount of \$133,333.00, for a total of \$154,361.49, bringing total assets to \$12,266,711.46.

The chair entertained a motion.

Motion made by Commissioner Dennis – seconded by Commissioner Deutch approving the 05/31/22 financial report as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

FAÇADE GRANTS

312 E 8th Street

Mr. York advised that this is a request for an extension, explaining that it is because of a supply issue. Mr. York stated that he visited the site, noting they are making progress, but are at a hold to get materials. They are hoping to have it completed by August 1st, but asked that the Commission approve an extension until September.

The chair entertained a motion.

Motion by Commissioner Behrendt – seconded by Commissioner Deutch approving the request for extension of the Façade Grant until September 12, 2022 for 312 E. 8th Street. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

UPPER STORY GRANT**312 E 8th Street**

Mr. York advised that this is a request for an extension (same as Façade Grant), explaining that it is because of a supply issue as well. They are hoping to have it completed by August 1st, but asked that the Commission approve an extension until September.

Motion by Commissioner Behrendt – seconded by Commissioner Deutch approving the request for extension of the Upper Story Grant until September 12, 2022 for 312 E. 8th Street. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

AUGUST MACK CHANGE ORDER

Attorney Sirinek explained that this is a change order for environmental work at the station block before it became shovel-ready. The Commission has an agreement with them for approval of an amount up to the last \$3,082.32. Last month, their invoice was held over so it would not go over the approved budget. This change order would clean that up; this project is complete.

Attorney Sirinek explained that in a lot of cases they are here and anticipate something unexpected to increase the cost. Rather than paying a cost for remobilization for them to come back, the Commission ordinarily just approves the cost at their next meeting. Although, in this case, it was due to a supply shortage in terms of truck drivers, storage facilities for hazardous waste (90 days versus 30 days), and an increase of hazardous waste tonnage (103 tons versus 100 tons). He said the problem is that August Mack knew about this back in March and they should have asked for a change order at that time. He said he made them aware that we are not doing this again. This project is now complete. Attorney Sirinek requested approval of this change order to pay the last invoice for this project.

The chair entertained a motion.

Motion by Commissioner Dennis – seconded by Commissioner Deutch approving the Change Order from August Mack for Project No. JV0029.750 for station block environmental activities in the amount of \$3,028.32. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

STATION BLOCK UPDATE

Mr. York reported that everything is moving forward. They are starting the process of going through the Historic Preservation Commission. A special meeting has been scheduled for 5:00 p.m. on 7/20/22 in the City Hall EOC Room for the purpose of reviewing the 50% drawings for the 11th Street station block development.

Mr. York also reported that the National Environment Policy Act (NEPA) process is starting which is required for all federal projects. The Redevelopment Commission is working with HDR as their contractor. They previously approved an agreement with them in the amount of \$62,000 which took it up to where we are now and included negotiations with the FTA and negotiating how to re-evaluate the project. This is a much larger scale building (12-story) and mixed use to be re-evaluated on historic properties around it. There are three historic districts. It is for an additional 100 sites and is in the amount of \$126,766.00. This would be the final task of the NEPA process. The total HDR contract including this addendum is \$188,766.00. The hope is to receive a Finding of No Significant Impact (FONSI). Mr. York commented that this is something the Redevelopment Commission must pay for because they are in charge of the betterment (station block).

The chair entertained a motion.

Motion by Commissioner Deutch – seconded by Commissioner Behrendt approving an addendum to the previously approved HDR contract (3/28/21) in the amount of \$126,766.00 for amended scope of work services related to the NEPA and Section 106 evaluation services for the 11th Street station block development. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

SOUTH TIF CONNECTIVITY IMPROVEMENT PROJECT

Mr. York gave a quick update stating that he has new employees starting and would like to hold this over to the next meeting to get better organized. They will be helping with project management of this.

Ryan Laughlin (appearing via Zoom – audio) added that they have received the IDEM permit for the CC1 project. They completed their construction and design documents several months ago. The only remaining work before the project can be bid is securing of land rights, easements, acquisition of land, etc.

Commissioner Hendricks asked Mr. Laughlin how long the project would take after the bid is awarded.

Mr. Laughlin stated that from the sidewalk standpoint, that should not take more than a month for that. He said he did not have a timeline from their subcontractor for the pedestrian crossing, but could get that information back to them.

Commissioner Behrendt asked if DLZ is responsible for the land acquisitions.

Mr. Laughlin stated that he believed so.

Mr. York added that they are responsible for land acquisition and securing access.

Commissioner Behrendt asked if they got that yet.

Mr. York replied that they have not, that is why he requested holding this off until next month. He stated that he spoke to DLZ and gave them instructions to move forward focusing on the CC1 project.

YOU ARE BEAUTIFUL SITE

Mr. York stated that they are moving along. He met with the developer and incentive consultant (Ice Miller) for their incentive package to the State. Today he met with the construction providers; everything is moving forward on their end.

1215 E. SECOND STREET

Mr. York reported that today he met with Tom Stevenson of Environmental Incorporated who is doing the final update on the Phase I report which should be completed within the next couple weeks. Mr. York stated that this needs to be continued for one more meeting so Mr. Stevenson can get the recertification back to their lender.

The chair entertained a motion.

Motion by Commissioner Deutch – seconded by Commissioner Behrendt approving extension of the 1215 E. Second Street (Burn ‘Em Brewing) agreement until the next Redevelopment Commission meeting (8/8/22) to allow for the Phase I completion. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Dennis, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

REPORT BY LEGAL COUNSEL

Attorney Sirinek noted that an executive session was held prior to this meeting. No decisions were made, and nothing was discussed other than what is permitted by Open Door Law.

REPORT BY DIRECTOR

Mr. York introduced the new Associate Planner, Kyle Petter. He also reported that he has a new Assistant Planner starting next Monday.

PUBLIC COMMENTS

(None)

COMMISSIONER COMMENTS

Commissioner Behrendt welcomed Kyle and offered assistance if he needed help getting around the city.

Commissioner Deutch commented that she shared with the Redevelopment Commission that she would be sending them a presentation that was done to the City Council on the Flock Camera System and the Raven. If the appropriation makes it through the Council, she said she will be asking for support from the Redevelopment Commission on additional Raven technology. She will see if someone can make a presentation at the next Redevelopment Commission meeting. Someone from the company spoke at the last Council meeting. The cost is \$25,000/per. Commissioner Deutch felt this would be a good opportunity to support public safety from a Redevelopment Commission standpoint around the neighborhoods that surround our TIF Districts.

Commissioner Hendricks said it sounds like a great program and he would welcome it.

NEXT MEETING DATE

Vice-President Hendricks announced that the next regular meeting is scheduled for August 8, 2022.

ADJOURNMENT

The chair called for a motion to adjourn.

Motion to adjourn by Commissioner Behrendt and unanimously approved. The chair declared the meeting adjourned at approximately 5:30 p.m.



Angie Nelson Deutch, Secretary