

**MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
JANUARY 8, 2007**

The Michigan City Redevelopment Commission met in a regular meeting in the Planning Department Conference Room, City Hall Building, 100 East Michigan Boulevard, Michigan City, Indiana, on Monday, January 8, 2007, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting.

CALL TO ORDER

Being the first meeting of the year, Executive Director John Pugh called the meeting to order at 5:00 p.m.

ROLL CALL

Upon roll call the following members were noted present: Ken Behrendt, Ed Bigda, Marc Espar, Richard Richey, and Joie Winski. (5 present, 0 absent) Staff in attendance: Executive Director John Pugh, Attorney Michael Bergerson, Zoning Administrator/Rehab Officer Joseph Siegel, and Secretary Debbie Wilson. Public in attendance: Rich Murphy – Elston Grove, Amanda Haverstick from the News Dispatch, and Ron Miller from WE-FM.

REORGANIZATION – ELECTION OF OFFICERS

Mr. Pugh opened the floor for nominations for President.

Mr. Bigda nominated Mr. Behrendt for President. The nomination was seconded by Mr. Espar.

There were no other nominations and nominations were closed.

There was a unanimous vote for Mr. Behrendt as President.

Mr. Pugh turned the meeting over to Chairman Behrendt who opened the floor for nominations for Vice-President.

Mr. Bigda nominated Mr. Espar for Vice-President. The nomination was seconded by Mr. Richey.

There were no other nominations and nominations were closed.

There was a unanimous vote for Mr. Espar as Vice-President.

Chairman Behrendt opened the floor for nominations for Secretary.

Mr. Bigda nominated Mr. Richey for Secretary. The nomination was seconded by Mr. Espar.

There were no other nominations and nominations were closed.

There was a unanimous vote for Mr. Richey as Secretary.

Mr. Pugh noted that in the past he has been named the Assistant Secretary for convenience of signing documents in the absence of the Secretary.

Mr. Bigda nominated Mr. Pugh as Assistant Secretary. The nomination was seconded by Mrs. Winski.

There were no other nominations and nominations were closed.

There was a unanimous vote for Mr. Pugh as Assistant Secretary.

Officers for 2007: Ken Behrendt, President; Marc Espar, Vice-President; Richard Richey, Secretary; John Pugh, Assistant Secretary.

APPROVAL OF MINUTES

The Chair entertained a motion for approval of the minutes of December 11, 2006.

A motion for approval was made by Mr. Espar – seconded by Mrs. Winski and unanimously approved.

CLAIMS

Mr. Pugh submitted and reviewed the following claims for approval:

Payroll

Staff salaries	12/21/06	2,224.09
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Claims (Regular)

Lenore Gregory	Accounting services for Nov 2006	250.00
Michael Bergerson	Legal retainer for Jan 2007	<u>300.00</u>
		550.00

Claims (N TIF)

John Doyle	Survey – Bensz property	11,357.56
Michael Bergerson	Legal services N TIF	1,312.50
News Dispatch	Notice – RFQ Elston Grove	9.21
News Dispatch	Notice – 742 E 8 th	<u>11.70</u>
		12,690.97

Claims (S TIF)

Beam, Longest & Neff	400 N Engineering	12,789.18
LP Recorder	400 N Recording	116.00
LP Auditor	400 N Recording	6.00
Property Owners (3)	400 N ROW acquisition	<u>72,195.50</u>
		85,106.68

The Chair entertained a motion for approval of the claims.

A motion to approve the claims as submitted was made by Mr. Bigda – seconded by Mr. Richey and unanimously approved.

FINANCIAL REPORT

Mr. Pugh submitted and reviewed the financial report ended November 30, 2006.

The Chair entertained a motion for approval of the financial report.

A motion to approve the financial report was made by Mr. Espar – seconded by Mr. Richey and unanimously approved.

REPORT BY LEGAL COUNSEL

Regarding acquisition of real estate, Attorney Bergerson stated that he prepared a resolution enabling the Commission to further negotiate with property owners at 531 E Michigan Boulevard (Trustee Office) and 503 E Michigan Boulevard (residential structure). He noted that the Commission had appraisals for 531 and the owners also had appraisals. They have potentially found a property to move into. Attorney Bergerson is still in negotiations with them.

Attorney Bergerson read ***RESOLUTION 1-07 OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION AUTHORIZING THE ACQUISITION OF CERTAIN***

REAL ESTATE WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AREA AS AMENDED.

Mr. Pugh asked Attorney Bergerson to describe the property at 503.

Attorney Bergerson explained that this particular property is an occupied home which is currently for sale. The home is in a rundown condition. The premises is unkept with accumulated debris. Since the property is currently on the market, Attorney Bergerson recommended that the Commission proceed to acquire this property.

The Chair entertained a motion for approval of the resolution.

A motion to approve resolution 1-07 was made by Mrs. Winski – seconded by Mr. Richey. The motion carried unanimously.

The Chair entertained a motion to obtain appraisals for the property at 503 E Michigan Boulevard.

A motion was made by Mrs. Winski to obtain appraisals of the property at 503 E Michigan Boulevard – seconded by Mr. Richey. The motion carried unanimously.

With regard to property acquisition at 8th/Michigan, Attorney Bergerson reported that the court held a hearing regarding the Commissions motion for reconsideration on the Sobkowiak matter. The decision is under advisement by the court.

Regarding Blocksom, Attorney Bergerson reported that the court held a hearing to determine whether or not entry onto the property for purposes of environmental testing would be disruptive and denied Blocksom's motion. Attorney Bergerson will petition the court to hold a hearing to enable the Commission to enter onto the property for those purposes.

REPORT BY DIRECTOR

Mr. Pugh reported that demolition has started on the former Verma property at 8th/Michigan by Residential Construction. Bids were open on 1/2/07. Four bids were received with Residential being the low bidder at \$47,840.

PUBLIC COMMENTS

None

ADJOURNMENT

The meeting adjourned at 5:20 p.m.

Richard Richey, Secretary