

**MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
MARCH 12, 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, March 12, 2007, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting.

CALL TO ORDER

Chairman Ken Behrendt called the meeting to order at 5:10 p.m.

ROLL CALL

Board members present: Ken Behrendt, Ed Bigda, Marc Espar, Richard Richey, Joie Winski (5 present, 0 absent)

Staff present: Executive Director John Pugh, Attorney Michael Bergerson, Secretary Debbie Wilson

Public present: Ken Fryar, Rich Murphy, Robert Bicek, Councilman Phil Jankowski, Dan Radtke, John Vail, News Dispatch reporter Amanda Haverstick, WE-FM reporter Ron Miller

APPROVAL OF MINUTES

The Chair entertained a motion for approval of the minutes of the regular meeting of February 12, 2007.

Mr. Espar made a motion to approve the minutes – seconded by Mr. Bigda and unanimously approved.

CLAIMS

Mr. Pugh submitted and reviewed the claims list:

Payroll

Staff salaries	02/16/07	2,259.46
	03/02/07	<u>2,259.44</u>
		4,518.90

Claims (Regular)

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

Claims (N TIF)

Michael Bergerson	Legal services N TIF	4,087.50
Baker & Daniels	Legal services N TIF – Sobkowiak	9,563.34
Baker & Daniels	Legal services N TIF – Blocksom	1,851.00
SES Environmental	Sobkowiak	16,285.00
Environmental Inc	Benz	8,695.72
News Dispatch	Notice – RFP Re-use Plan	8.22
LP Cty Appraisal	Appraisal – 503 E Michigan	<u>450.00</u>
		40,940.78

Claims (S TIF)

Beam, Longest & Neff	400 N Engineering	27,849.05
Beam, Longest & Neff	Towne Center Drive Engineering	<u>285.78</u>
		28,134.83

The Chair entertained a motion for approval of the claims.

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

FINANCIAL REPORT

Mr. Pugh submitted and reviewed the financial report ended January 31, 2007.

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

Mr. Richey made a motion to approve the financial report – seconded by Mrs. Winski and unanimously approved.

REPORT BY LEGAL COUNSEL

Attorney Bergerson reported on the status of land acquisition. Appraisals were completed for 503 Michigan Boulevard. An offer was made to the owner through their realtor. They submitted a counteroffer in an amount exceeding the appraised value. Attorney Bergerson advised the realtor that the City would not be interested unless the

owners substantially reduced the price. At this point, negotiations for this property have concluded.

Attorney Bergerson anticipates closing on 531 Michigan Boulevard (Trustee's Office) within the next 10 days. He is just waiting for items to satisfy the title company. With regard to the demolition, he noted this site is a polling place and suggested that the Commission might not want to interrupt that process until after the primary election.

A motion was made by Mr. Bigda authorizing the demolition of 531 Michigan Boulevard after the primary election in May – seconded by Mr. Richey and unanimously approved.

Attorney Bergerson also noted that the owner will be able to move to their new location as soon as they close with the City and it will not be necessary for them to occupy the premises at 531 Michigan Boulevard any longer as originally thought.

Attorney Bergerson reported that negotiations with Blocksom have reopened with parties on both sides having met on several occasions. He stated that given the pace of negotiations and level of cooperation from both sides, the Redevelopment Commission may be in a position to call a special meeting before the April meeting, or at the April meeting, might be able to make a favorable recommendation and ultimately relocation of that site.

Litigation continues for the Sobkowiak and Weber properties at 8th and Michigan.

Attorney Bergerson reported that several meetings have been held with Mr. Fryar and Mr. Bicek with regard to the Brewery development. Attorney Bergerson does not know if Mr. Fryar and Mr. Bicek have resolved their issues.

DISCUSSION OF FRANKLIN SQUARE MAINTENANCE & LANDSCAPING

Mr. Pugh explained that this is an agenda item because it is the time of year to begin maintenance on Franklin Square. Normally a landscape company is in place by April so clean up can begin. Nothing was done last year except for general maintenance by the City crews. Mr. Pugh suggested taking bids for landscaping and maintenance for the 2007 season and asked for input and ideas from the Commission.

Mr. Bigda felt that the Commission should go back to the bidding process. He noted his disappointment that nothing happened last year. Mr. Bigda read from the minutes of March 13, 2006 in which the Commission authorized \$15,000 for the Forester to use toward the landscaping of the planters. He felt the ideas were good but were not carried out. He suggested using some of those ideas in the bid process for this season.

A motion was made by Mr. Bigda to go out for bids for the landscaping and maintenance of Franklin Square for the 2007 season and an alternate bid for additional landscaping to include a mix of perennials and use of native species.

Mrs. Winski mentioned that City's ordinance for hiring local residents should be imposed.

Mr. Bigda amended his motion to include preference would given to firms hiring local residents – seconded by Mrs. Winski and unanimously approved.

REPORT BY DIRECTOR

Mr. Pugh reported on the status of the Elston Grove Streetscape Project. Mr. Pugh, Mr. Bigda, and Mr. Phelps (City Engineer) met last week with JJR, the firm awarded the project. Stu Franzen from the firm discussed the project scope and will come back with a detailed working plan and budget. He also provided a schedule which includes a visioning meeting with the neighborhood in mid-April, developing alternates by mid-May, and a streetscape plan in June.

Regarding the Re-use Plan, Mr. Pugh stated that RFPs was advertised and is due on March 30th. He will have a report at the April meeting and asked that the President appoint a committee at the April meeting to review the proposals.

Attorney Bergerson asked Mr. Pugh if he has heard from Abonmarche.

Mr. Pugh replied that he has not.

Mr. Pugh asked for an update on the Brewery project.

Mr. Fryar stated that he and the developer have issues to work out and it could go one way or the other very soon.

Mr. Bicek explained that he could not get everything done by this meeting, but could get it done within the next 30 days.

A motion was made by Mr. Richey to extend Mr. Bicek's deadline for another 30-days until the next meeting. Mr. Bicek must have possession of the entire partnership with the Commission in order to proceed with the development. The motion was seconded by Mrs. Winski and unanimously approved.

PUBLIC COMMENT

John Vail asked when the requests for the Re-use Plan are due.

Mr. Pugh stated that the proposals are due by March 30th, but noted that it is not an invitation for developers.

Mr. Vail stated that it has been suggested to vacate 5th Street and asked if the Commission has given serious consideration to that.

Mr. Pugh stated that the Commission is in the process of acquiring property and developing a Re-use Plan at this time. Once acquisition is completed, the Commission has 90-days to submit a Re-use Plan to the Council. It is too early to entertain the idea of closing streets at this time. It could be a possibility depending on the development.

Mr. Vail asked what percentage of the Commission's money will go toward the Lafayette sewer project.

Mr. Pugh explained that the Commission proposed to do a TIF Bond Issue for the sewer project and committed to \$5.5 million. The Commission is not using money on hand for the project.

Rich Murphy asked for clarification on the Re-use Plan and if it will be suggested that certain areas be classified residential, mixed use, etc.

Mr. Pugh stated that they could certainly get into those types of discussions.

Mr. Fryar asked who would be working with Mr. Pugh during the input process.

Mr. Pugh replied that the full Redevelopment Commission would be involved and he would also envision a public process. He explained that this is in the early stage right now where a firm is hired and a contract negotiated. As in the streetscape project, there probably would be a visioning process in this as well.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.

Richard Richey, Secretary