

**MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
NOVEMBER 13, 2007**

The Michigan City Redevelopment Commission met in a regular meeting in the Common Council Chambers, City Hall Building, 100 East Michigan Boulevard, Michigan City, Indiana, on Tuesday, November 13, 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 5:00 p.m.

ROLL CALL

Upon roll call the following Commission members were noted present: Ken Behrendt, Ed Bigda, Lynne Kaser, and Joie Winski. Marc Espar was absent. (4 present, 1 absent) Staff in attendance: Executive Director John Pugh, Attorney Michael Bergerson, and Secretary Debbie Wilson.

Guests in attendance: Councilman Phil Jankowski, Neil Kienitz, and Tom Phillips from Oposo Landscaping.

APPROVAL OF MINUTES

The Chair entertained a motion for approval of the minutes of the regular meeting of October 9, 2007.

A motion to approve was made by Ms. Kaser – seconded by Mrs. Winski and unanimously approved.

CLAIMS

Payroll

Staff Salaries	10/12/07	2,252.30
	10/26/07	2,252.31
	11/09/07	<u>2,252.29</u>
		6,756.90

Claims (Regular)

Oposo Landscaping	Landscape maintenance	5,000.00
Lenore Gregory	Accounting services - Sept 2007	250.00
Michael Bergerson	Legal retainer - Nov 2007	<u>300.00</u>
		5,550.00

Claims (N TIF)

Environmental Inc	Grant mgement - Bensch	4,628.21
Baker & Daniels	Blocksom	210.00
Baker & Daniels	Sobkowiak	15,629.38
Michael Bergerson	Legal services - N TIF	6,975.00
Cavolick Consulting	Blocksom	375.00
Marilyn Jones	Sobkowiak/Weber	519.75
IDEM	Bensch	1,917.50
Lohan Anderson	Re-use Plan	11,966.62
JJR	Elston Grove	<u>5,050.25</u>
		47,271.71

Claims (S TIF)

Beam Longest & Neff	Engineering - Towne Center Dr	127.02
Rieth-Riley	Construction - 400 N	14,796.36
Beam Longest & Neff	Engineering - 400 N	14,453.11
Baker & Daniels	Legal services S TIF bond	<u>46,654.58</u>
		76,031.07

The Chair entertained a motion to approve the claims.

A motion to approve was made by Mrs. Winski – seconded by Ms. Kaser and unanimously approved.

FINANCIAL REPORT

Mr. Pugh submitted and reviewed the financial report ended 9/30/07. He pointed out that we now have the bond proceeds for the 400 N project and they are in the bank account.

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

A motion to approve was made by Mr. Bigda – seconded by Mrs. Winski and unanimously approved.

REPORT BY LEGAL COUNSEL

Attorney Bergerson reported that the hearing for Sobkowiak/Weber was held on 10/31 and 11/1. He feels it went very well. The Judge took the matter under advisement and a decision is expected by the end of the year.

With regard to the remonstrance filed by the Bailey's for approval of the Lakeside Station development, Attorney Bergerson reported that Judge King has yet to qualify and accept appointment of Special Judge for this case. Once the Judge has been appointed, the case can move forward.

Regarding Blocksom, Attorney Bergerson stated that he has contacted their attorney to try to renew discussions and continue working on an agreement for their relocation.

REPORT BY DIRECTOR

Mr. Pugh reported that on 11/8 Lohan Anderson made their last public presentation on the Re-Use Plan. The plan is final. Mr. Pugh recommended the Commission establish a date to hold a public hearing to consider adopting the Re-Use Plan on behalf of the Redevelopment Commission.

The Chair entertained a motion to schedule a public hearing to modify the existing Redevelopment Plan at the Commission's regular meeting on December 10, 2007.

A motion to approve was made by Mrs. Winski – seconded by Ms. Kaser and unanimously approved.

Tom Phillips, Oposo Landscaping, reported that they are continuing with leaf pick up. He also noted that there is still concern about the apartments on Franklin, between 5th and 8th, using the City trash cans as their personal trash cans. Mr. Phillips continues to make daily trash pick up from those cans as they are overflowing.

PUBLIC COMMENT

None

NEXT MEETING DATE

December 10, 2007

ADJOURNMENT

The meeting adjourned at 5:10 p.m.

Kenneth Behrendt, President