

**MINUTES OF A REGULAR MEETING OF THE  
MICHIGAN CITY REDEVELOPMENT COMMISSION  
FEBRUARY 13, 2023**

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, February 13, 2023, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was also available via Zoom and streaming live on My Michigan City, Indiana Facebook. Access LaPorte County Media hosted Zoom.

**CALL TO ORDER**

President Christopher Chatfield called the meeting to order at approximately 5:02 p.m.

**ROLL CALL**

**Commissioners in attendance:** Kenneth Behrendt, Christopher Chatfield, Kathy Dennis, Angie Nelson Deutch, Timothy Werner, and non-voting advisor Thomas Dombkowski (all in person)

**Commissioners absent:**

None

**Staff in attendance:**

Executive Director Skyler York; Attorney Alan Sirinek; Administrative Assistant Debbie Wilson (all in person).

**MINUTES**

The chair entertained a motion for approval of the minutes of the 01/09/23 executive session and the 01/09/23 hybrid regular meeting.

***Motion by Commissioner Behrendt – seconded by Commissioner Dennis approving the minutes of the 01/09/23 executive session and the minutes of the 01/09/23 hybrid regular meeting. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Werner – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**CLAIMS**

Mr. York reviewed the claims list dated February 13, 2023, noting that payroll for January 2023 totaled \$13,538.22. Mr. York read the claims listed into the record. In summary, February claims totaled: (Operating) \$922.10 (North TIF) \$141,483.85; (South TIF) \$35,496.61.

The chair entertained a motion.

***Motion made by Commissioner Behrendt – seconded by Commissioner Deutch approving the claims list dated 2/13/23. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Werner – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**FINANCIAL REPORT**

Mr. York reviewed the financial report dated 12/31/22, summarizing cash balances as follows: Operating Account \$222,527.40; South Side TIF Account \$7,735,273.97; South Side TIF Debt Reserve Account \$336,308.50; South Side TIF Capital Account \$16,542.85; North End TIF Account \$3,669,989.62; East TIF Account \$248,996.86; Northeast TIF Account \$582,622.90; for total cash of \$12,812,262.10. Loans Receivable include the County Business Loan Fund in the amount of \$133,333.00, bringing total assets to \$12,945,595.10.

The chair entertained a motion.

***Motion made by Commissioner Behrendt – seconded by Commissioner Dennis approving the 12/31/22 financial report as submitted. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Werner – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**SOUTH TIF CONNECTIVITY IMPROVEMENT PROJECT**

Mr. York gave an update, stating that they are beginning appraisals for Town Centre Drive extended (south of Menards). They have also started discussions with the Army Corp of Engineers and IDNR regarding mitigation of wetlands because of restrictive covenants on that land.

Commissioner Chatfield commented that this is a great project for the Commission, and that they have worked hard over the last three years to help ease some of the traffic off the Highway 421 corridor, as well as offering sidewalks to help pedestrians.

**STATION BLOCK**

Mr. York reported that they are still working to get the final redevelopment agreement completed, which will be an addendum to the most recent agreement. Flaherty & Collins has put the bid out for the garage itself, sending it to all the pre-cast contractors.

Commissioner Behrendt asked if an official letter from IEDC has been received. Mr. York replied that Flaherty & Collins is in possession of it, and he has requested a copy of it from them but still has not received it. He said notification was received that approximately \$21 million in tax credits was awarded for the project. Some of it is in the form of a loan to Flaherty & Collins, and some of it is in the form of official tax credits to

Flaherty & Collins. Mr. York pointed out that those tax credits do not come to the Redevelopment Commission; they go directly to the developer (Flaherty & Collins).

**YOU ARE BEAUTIFUL SITE**

Mr. York reported that he will be meeting with the developers on February 22<sup>nd</sup> to review their development calendar. They are still working through their process for tax credits with IEDC.

Commissioner Chatfield commented that these three projects are great pieces put together by the Redevelopment Commission. He said that Mr. York and his team have worked tirelessly on these projects, and that these are not the only projects they are working on. He applauded Mr. York for what he was doing.

**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.

Attorney Sirinek spoke regarding the station block project. He explained that in the past when the Redevelopment Commission disposed of property they own, statutory requirements were for going through a public offering. He said he believes the public offering was done when the Request for Proposals was done in September 2021. Within that, there are the requirements the statute has for the offerings. The other part has to do with property appraisals. Attorney Sirinek said he believes when they went through the process of acquiring all those properties in the station block, they went through an appraisal process as it relates to both the federal law as well as the condemnation action that was being contemplated, although it never got that far.

Attorney Sirinek said the question is now that the Redevelopment Commission has ownership of all those station block properties (except for 2 still owned by NICTD), do they have to go with getting the property appraisals as a big parcel as opposed to eight individual parcels, or do the prior appraisals satisfy that request. Attorney Sirinek said he did not have the answer to that tonight, but if it ends up there is a need for appraisals, he asked that the Commission authorize him to conduct property appraisals for the station block properties.

Commissioner Deutch asked how old the previous appraisals are.

Attorney Sirinek stated that they are from 2021. He added that if it is determined that the Redevelopment Commission cannot dispose of this property to either Flaherty & Collins or NICTD (or a combination thereof), the Redevelopment Commission still must meet the requirements of a public offering. The public offering must have some factors with respect to property appraisals.

The chair entertained a motion.

***Motion by Commissioner Behrendt – seconded by Commissioner Dennis authorizing the Redevelopment Commission’s legal counsel to proceed with appraisals on the station block property, if required. The roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Dennis, Deutch, Werner – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.***

**REPORT BY DIRECTOR**

Mr. York had nothing further to report on.

**PUBLIC COMMENTS**

Rodney McCormick (appearing in person) stated his address is 617 Union Street, Michigan City, Indiana. He spoke in reference to the Burn ‘Em Brewing project at 1215 E Second Street, questioning why the residents of the neighborhood were never notified of the project. Speaking on behalf of a majority of his neighborhood, he said that they do not want it there. He mentioned being concerned with children in the neighborhood playing in the streets and possibly getting hurt by a person that had one too many drinks at that establishment, the loud music that will come from there, and increased traffic in their neighborhood. He expressed his displeasure and frustration of not being notified about this project, as well his disapproval of how the land changed hands, saying that money was lost in the process.

**COMMISSIONER COMMENTS**

Commissioner Dennis commented that she was in Chicago for several days last week, stating that while it is a wonderful urban city, she was happy to get back to Michigan City, making her appreciate where she lives.

Commissioner Deutch announced that there is a public workshop at 5:00 p.m., on February 14<sup>th</sup>, in the Council Chambers, regarding the two-way conversion of Franklin Street.

Commissioner Werner thanked Mr. York for all his work, stating he is impressed and thinks he is doing a great job.

**NEXT MEETING DATE**

President Chatfield announced that the next regular meeting is scheduled for March 13, 2023, at 5:00 p.m.

**ADJOURNMENT**

The chair called for a motion to adjourn.

Motion to adjourn by Commissioner Deutch and unanimously approved. The chair declared the meeting adjourned at approximately 5:25 p.m.

  
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Angie Nelson Deutch, Secretary