

**MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
MARCH 9, 2020**

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 Monday, March 9, 2020, at 5:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting.

CALL TO ORDER

President Behrendt called the meeting to order at approximately 5:07 p.m.

ROLL CALL

Commissioners present:

Ken Behrendt, Chris Chatfield, John Hendricks, Pat Kowalski, John Sheets

Commissioners absent:

None

Non-voting adviser present:

Deborah Chubb

Common Council liaison present:

Councilwoman Angie Nelson Deutch

Staff present:

Executive Director Skyler York, Attorney Alan Sirinek, Administrative Assistant Debbie Wilson

Staff absent:

None

APPROVAL OF MINUTES

The chair entertained a motion for approval of the minutes of the executive session of 02/10/20 and the regular meeting of 02/10/20.

Commissioner Hendricks had a correction to the regular meeting minutes, stating that Common Council liaison Angie Nelson Deutch was present at the meeting.

Motion by Commissioner Chatfield – seconded by Commissioner Kowalski approving the minutes of the executive session of 02/10/20 as submitted and the regular meeting of 02/10/20 as corrected. Voice vote was as follows: (Ayes)

Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

CLAIMS

Mr. York reviewed the claims docket dated March 9, 2020 revised 1, noting that payroll for February totaled \$14,590.91. Mr. York read aloud all claims listed. In summary, March claims totaled: (Operating) \$570.95; (North TIF) \$43,533.33; (South TIF) \$80,777.25.

Commissioner Behrendt inquired into the reimbursement to Blue Chip, asking if they were paying the utility bills.

Mr. York replied that they were, indicating that the utilities were not concurrently transferred at the time the Redevelopment Commission bought the property. He assured that it has since been corrected and the utilities put in the Commission's name. Blue Chip was the renter of the building at the time.

Commissioner Behrendt inquired into the NCI invoice.

Mr. York explained that it was to assist the Commission/City during the transition from the old administration to the new administration for a period of three months relating to the Pine Street Apartment project and the transit station block development.

The chair entertained a motion.

Motion by Commissioner Kowalski – seconded by Commissioner Hendricks approving the claims docket dated March 9, 2020 revised 1. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 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 01/31/20 summarizing the cash balances as follows: Operating Account \$159,481.00; South Side TIF Account \$5,609,981.74; South Side TIF Debt Reserve Account \$336,257.32; South Side TIF Capital Account \$17,519.46; North End TIF Account \$4,399,383.10; Wabash Street Streetscape Construction \$122,253.14; Wabash Street Streetscape Debt Reserve \$216,008.28; Northeast TIF Account \$137,991.25; for total cash of \$10,998,875.29. 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 \$11,153,236.78.

The chair entertained a motion.

Motion by Commissioner Sheets – seconded by Commissioner Chatfield approving the financial report dated 01/31/20 as presented. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

US 12 BRIDGE

Mr. York opened discussion stating that at a previous meeting the Commission talked about insignias on the bridge. There was a bid from Sign Craft. The average price range is from \$1,100 - \$1,600 each. He circulated pictures of some proposed samples. Mr. York said a decision does not need to be made immediately; these pieces can be put on after the railing is installed.

Chris Murphy (American Structurepoint, Indianapolis IN) noted that they do have requests into some other sign manufacturers to see if the pricing is consistent with what was received. He noted that the price of \$1,100 - \$1,600 per emblem is for a ¼" thick aluminum plate with a vinyl image on top of it; it would provide an emblem only on one side of the railing. If the Commission wants an emblem on both the inside and outside of the railing, that price would be doubled. The price includes the vandal proof hardware to mount the elements to the railing. The size of the emblem is generally 2' in diameter (21") depending on the image chosen. He said he would like the Commission to have an opportunity to review the information, then they can pursue the details in the future. Mr. Murphy stated that as he collects additional information from other fabricators, he will forward it to Mr. York for the Commission's consideration.

Mr. York asked if the emblem (vinyl) could be changed out over time.

Mr. Murphy replied that he did not specifically ask that question but believes they can. The aluminum itself could easily be removed from the bridge with the proper equipment, changed out, and re-installed.

Commissioner Hendricks asked how this would compare to just hanging banners on the light posts.

Mr. Murphy stated that the banners would cost less but they would not be as durable as these elements. He said both could be done with the emblems being more permanent and the banners being changed out seasonally. The banners would not be durable enough to be out in the elements year-round.

Mr. York asked Mr. Murphy what his recommendation would be on the number of emblems.

Mr. Murphy noted that past discussions were for emblems in the four corners of the bridge (the last panel of the railing on each side of the bridge) with the emblem being on both the inside and outside of the railing so it could be viewed by users on the sidewalks

as well as boaters and users of any improvements below the bridge. Mr. Murphy said if the Commission chooses more emblems versus fewer emblems, he would suggest varying the emblem with different designs as opposed to one single consistent emblem across the entire bridge.

Commissioner Behrendt asked the timeframe for decision.

Mr. Murphy was not sure but said that there probably is an estimated timeframe on the quote for fabrication. He assumed they could be fabricated and be ready before the railing is in place on the bridge.

Commissioner Kowalski asked if these emblems could be added any time, even a year from now.

Mr. Murphy confirmed that was correct.

Commissioner Behrendt asked if the railing would have to be fabricated for the emblems.

Mr. Murphy replied that it would not; the emblems would bolt onto the finished railing; there is no specific fabrication of the railing.

Mr. York added that this is not a custom railing; it is an INDOT specified railing. It is a standard railing that will provide see through views.

Commissioner Chatfield commented that there are some interesting pieces that could be put on these emblems – schools, historic businesses, etc. He suggested the possibility of the businesses doing fundraising for these.

Commissioner Behrendt suggested deciding by the next meeting on how many, placement, and ideas of what to highlight on them.

Mr. York mentioned things brought up before including the zoo, the tower, the beach, the lighthouse, etc.

Mr. Murphy will provide Mr. York with the actual number of panels on each side of the bridge.

Mr. York said to keep in mind the goal of the railing was to see the view through it, so he suggested not going overboard with the number of insignias on the railing.

PINE STREET APARTMENTS

Attorney Sirinek reported that he talked to Tim Smith (lead person for developer) who indicated that their group met at the beginning of February and again last week. They

are still putting together the final proposal. Attorney Sirinek expressed frustration that it is now March and the Commission still has nothing – no plan, no approval, no presentation. Mr. Smith's response was that his group has concerns they want to address with the Commission. Attorney Sirinek asked for consensus and direction from the Commission when he meets with Mr. Smith later this week, and that by the April meeting there will either be a vote on a project agreement, or the project will be opened back up to developers again.

CHENEY RUN

Michael Kuss (General Manager, Michigan City Sanitary District) addressed the Commission regarding their request for funding for the Cheney Run stormwater wetland treatment project. He referred to his memorandum dated 1/31/20 giving a project summary. After completing the DNR funded feasibility study, the District secured other grants to help fund the design and construction of the project. Design was completed in October 2019 and Notice to Bidders went out on October 31, 2019 with the bid being awarded to HRP Construction. Using their bid plus estimated costs for fencing and trees, the total project is estimated at \$973,500. The total amount of grant funding is \$963,945 but the \$570,000 Sustain Our Great Lakes (SOGL) Grant requires a 50% cash match. In 2019 the Redevelopment Director included potential funding for the match from the Northeast TIF (location of this project). The District's request of \$300,000 would cover the \$289,778 match plus any change orders for the project.

Mr. Kuss referred to his memorandum dated 03/04/20 outlining benefits to residents of Michigan City and the Northeast TIF, detailing 1) reduction of pollution into Trail Creek, Lake Michigan, and Michigan City beaches; 2) hydraulics, wetlands, and erosion control; and 3) recreational opportunities and environmental education. The second phase of this project will connect the nearly completed \$2 million Karwick Dumpsite/Nature Park remediation project and utilize the current existing walking bridge across Trail Creek for recreational and education opportunities. The project will enhance public access to Trail Creek by improving opportunities for fishing, hiking, recreational activities and will offer opportunities for environmental education on the site.

Mr. Kuss pointed out that the Northeast TIF was created to provide funding for industrial improvements for the GAF site. He acknowledged that GAF has been a valuable member of the Michigan City community and has employed many of its residents. They are partnering with the Sanitary District in this endeavor by donating 12 acres of land for the project. In return, part of the project will include installation of a solid barrier fence and pine trees and shrubs along the eastern boundary of the GAF site to further isolate this facility from the natural improvements being implemented as part of this project.

Mr. Kuss gave a PowerPoint presentation noting that it consists of two projects: 1) Karwick Nature Park (east side of Trail Creek used for fishing and walking), and 2) Cheney Run Wetlands (west side of Trail Creek used for stormwater).

Mr. Kuss pointed out that Karwick Nature Park is an old unofficial dumpsite. It was capped with sand, and then vegetation naturally grew. Currently old trash is exposed from creek scouring. Corrective actions taken included trash and contaminated sediment removed and replaced with clean fill, leachate collection installed, bank set back for stable angle, and revegetation using native species. 250 tons of glacier stone were placed on the streambank, erosion control silt fencing was installed, and a walkway along the bank was installed. Post-corrective action care expense is approximately \$795,000 for 30 years for a total of \$2.4 million in remediation costs. He showed several photos of what the site looked like before and after restoration.

Mr. Kuss continued with the Cheney Run wetland project noting current issues include unfiltered stormwater flowing directly into the Cheney Run channel/Trail Creek and creek scouring occurring during storm events. Planned actions include capturing floatable trash and settle sediment, removing invasive species in existing wetlands, infiltrating stormwater through created wetlands, installing trails and fishing access sites. The Cheney Run storm sewer system serves 3.7 miles of Michigan City draining into a 9' diameter outfall. The stormwater runoff entering Cheney Run is untreated and unfiltered. The Cheney Run channel is approximately 1,500 linear feet long and 50-75' wide and flows into Trail Creek at Karwick Nature Park.

Mr. Kuss stated that the Cheney Run wetland project \$65,000 feasibility study was funded through a LARE Grant in 2014 and completed in 2016. The wetland project goals are to plan and install natural practices to filter and infiltrate stormwater in the channel before it reaches Trail Creek, create or enhance 5 acres of wetlands to improve riparian ecosystem, reduce the likelihood of the channel scouring Trail Creek banks, and installing recreational amenities like fishing access site, trails, and more. Mr. Kuss talked about the Cheney Run preserve, stormwater treatment area and how it will capture and treat approximately 37.5 million gallons of stormwater annually, reduce sediment loading by approximately 28,000 lbs./year, reduce nitrogen loading by 156 lbs./year, and reduce phosphorus loading by 51 lbs./year.

Mr. Kuss went over the details of the design and alternatives, noting five workshops were held with some of that feedback going into the design. He talked about the design enhancements to improve base flow treatment, improve herbaceous understory, sediment basins and pretreatment, public access and habitat enhancement. Mr. Kuss stated that all DNR, IDEM, and US Army Corps of Engineer permits have been received.

In closing, Mr. Kuss reviewed in detail the Cheney Run wetland construction project budget totaling \$973,500 and the grant funding totaling \$963,945, noting that the SOGL Grant needs a \$289,778 cash match. He therefore requested \$300,000 from the Commission to cover the match and any change orders for the project.

Commissioner Kowalski asked the timeframe for completion of the project.

Mr. Kuss replied that they started construction about two weeks ago. If everything goes well, the Cheney Run project would probably be done sometime in April-May, the Karwick Nature Park needs trees planted, so it could also be done April-May. Installation of the trails would happen if they get the funding and would possibly be done in the fall. He explained that the delay right now is that they have been working with GAF for two years to sign an agreement for the land, but they are close to getting it done. Once that is done, they will begin moving on the project.

Commissioner Hendricks asked the timing for the funds needed from the Commission.

Mr. Kuss replied that it would be sometime between April – June.

Commissioner Hendricks noted from the financial report that the Northeast TIF has a balance of \$138,000 and questioned if funds would be loaned from another TIF.

Commissioner Behrendt explained that there is \$138,000 right now. Then there are two payments remaining on the TIF bond. There is \$273,000 increment on each distribution. Of that, 90% goes to GAF to make their bond payment, so the Commission is getting \$27,000 per payment for the Northeast TIF. After the two remaining payments, the Commission will be getting 100% of the \$273,000 for the Northeast TIF. He said they will borrow it, and have it paid back in a year and a half.

Commissioner Chatfield commended Mr. Kuss on the work he did. He said Mr. Kuss has taken an eyesore from Michigan City and made it great. He is appreciative of the fact they will put out signs, hiking trails, and it abuts up to the Krueger educational area. He said if we can eliminate these types of eyesores in our community it just makes us better.

Commissioner Hendricks referred to the matching grant of up to \$870,000 and questioned if the City could go back to the grantor for additional funds if there are overruns.

Mr. Kuss replied that there is up to \$570,000 with the SOGL Grant; he said they were only going to use about \$300,000 of it, so there would be more there. Mr. Kuss said if they need more money, they could probably use money from the Sanitary District's stormwater fund, although it is not enough to cover this whole amount. He does not anticipate coming back and asking for more.

Commissioner Behrendt commented that this is a good opportunity for the Commission to put back into the community. He stated that GAF was built in the right geographical

location abutting this dump and nature preserve and he thinks remediating it like this will be a benefit to the city.

The chair entertained a motion.

Motion by Commissioner Chatfield – seconded by Commissioner Sheets approving the \$300,000 request by the Sanitary District for the Cheney Run stormwater wetland treatment project using the appropriate financial structure through borrowing from the Southside TIF. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

FOP UPDATE

Attorney Sirinek gave background information stating that the FOP approached the Commission about a year ago regarding the possibility of providing a location for the new FOP following the FOP fire on Johnson Road in Trail Creek. At that time, it was determined by the FOP that the location in Trail Creek was cost prohibitive from rebuilding there, so they were looking for another site. The Redevelopment Commission owns property on the west side of the street at 6000 S. Cleveland Avenue. About a year ago the Commission put out a notice to any perspective bidder for that parcel that the Commission was looking to dispose of it and invited offers for purchase. The minimum offer had to be \$298,500 (the mid-point of the two appraisals). If someone had come forth with an offer of \$298,500 or better the Commission would have been obliged to take it. No one came forth with that amount. The FOP did tender an offer of \$50,000. The official action of the Commission at that point was to reject the offer by the FOP. At that point by statute the Commission could continue with a negotiated sale either with the FOP or some other perspective buyer or just not do anything. In the interim there was a series of discussions with the FOP in terms of both land swap and outright purchase. The Commission did an investigation/survey of the current FOP site on Johnson Road and concluded that the property would have no benefit to the Redevelopment Commission for redevelopment purposes. At this point, Attorney Sirinek questioned if the Commission wants to go forth with the negotiated sale of the current 6000 S. Cleveland Avenue property with the FOP or just not do anything and leave the parcel as is. He noted that one thing talked about was subdividing the parcel in two different areas to perhaps meet FOP's need for building a FOP there, leaving the Commission with half a parcel of 3.5 acres. He asked if the Commission wants to negotiate with the FOP or not, and if they do, what they want to negotiate.

Todd Bullis with the FOP added that they came to the City for some help in trying to find a location of property not being used by the City. He commented that they looked at the old Pawlowski gas station on Michigan Boulevard and Johnson Road. The City bought that through a Coastal Grant and there is a restrictive covenant on it that it cannot be built on for 15-20 years. The Cleveland Avenue parcel appealed to them because it is in Michigan City instead of being outside of Michigan City limits.

Commissioner Chatfield said the Commission wants to work with the FOP in finding a resolution.

Motion by Commission Kowalski – seconded by Commissioner Chatfield to continue negotiations with the FOP for the entire parcel at 6000 S. Cleveland Avenue. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

HAAS & ASSOCIATES CONTRACTUAL SERVICES

Tim Haas and Ryan Laughlin (Haas and Associates, Michigan City IN) came forward. Mr. Laughlin handed out additional information.

Mr. Haas explained that this project is regarding Town Centre Drive, the existing frontage road that starts on the north end at Meijer Drive and continues south about 2,600' to its south terminus which is approximately at the south end of the Menards property. There has been an intent by the City for about 20 years to extend Town Centre Drive another 460' south and connect to the Walmart entry that intersects Highway 421. The problem with doing that is there are three private parcels in between the ending road and Walmart Drive and there are wetlands (one being deed restrictive) making it difficult to build on. In 2016 the Commission hired Haas & Associates to investigate the problem with extending the road and look at other options that did not involve the deed restrictive parcel (Kancov). They looked at a more circular route that would have two 90 degree bends with the south end of the current pavement and the road angling off to the east with a 90 degree bend and further over 300-500' to the east and 90 degree bend south then over to Walmart's property. As part of that project there was a phase 1 environmental site assessment done and a surveyed wetland delineation. They met with regulators from the US Army Corp of Engineers Chicago District, IDNR, and IDEM. In that process there was a positive reaction from the regulators, and they understood the need for the project because it would relieve traffic off Highway 421.

Mr. Haas said this fits in with the Commission's plans to have more frontage roads and rearage roads to relieve traffic on Highway 421; it would also provide for a safe pedestrian access. The regulators indicated that in this case because of safety issues they could lift the deed restriction from the Kancov property. The next steps would be for the Commission to move forward with a formal permit application to them for the road. Mr. Haas said that would involve doing some design on the 460' road extension. Mr. Haas stated that after discussions with the Redevelopment Commission, they are submitting this proposal for the 460' road extension.

Mr. Haas continued explaining that in addition to that there is a second proposal involving the existing Town Centre Drive on the north starting at Meijer Drive and then south to the existing south terminus (approximately 2,340' of existing asphalt road) two-

thirds of which is in very poor condition. Mr. Haas said his understanding is that when these big box stores were being constructed, they got this road built as part of their development. It is typical with these types of developments to dedicate the public right-of-way and infrastructure through the Board of Works to the City. He believes at that time the then City Engineer did not believe the roads were constructed up to City road standards and therefore the City never moved forward with accepting dedication of two out of three sections of this road; one being west of Meijer and one being west of Lowes. Mr. Haas stated that during his research last year including title work, it appears that Menards section of road was dedicated and accepted by the City.

Mr. Haas described the two parts of the proposal with the one being the 460' extension and the other taking about 20 pavement core samples in the existing section that the City is contemplating accepting as a public right-of-way. They will work with the City Engineer and look at the pavement core samples and decide what, if anything needs to be done to the pavement sections to bring them up to standard. Then the City can decide if they want to move forward with repairs.

Mr. York added that when the Commission did the 421 Corridor Plan, Town Centre Drive was one of the roads called out to extend as Mr. Haas alluded to. The City has wanted to put sidewalks along there but there is not a lot of right-of-way with development being built nearly to the right-of-way with parking lots and topographical things. Some of the things looked at was how these frontage roads could be utilized to service the community, still providing safety and public access in terms of buses and bus shelters along these roads.

Attorney Sirinek added that the enhancement of this area is also part of the South Gateway Plan and it was recommended to provide an alternative route to the 421 Corridor with the goal of further development along that area as an alternative to 421 more for pedestrians.

Mr. York expanded on comments stating that it could also take a little bit of load off Franklin Street. Currently if you are coming from Walmart you must go back out to Franklin to get to this development. If there was an access road, you could get from Walmart to this development without entering back onto Franklin Street, and you could also exit the development by way of Meijer Drive to Cleveland Avenue without getting back onto Franklin Street. This would serve as a cross-through by encouraging cross access easements.

Attorney Sirinek acknowledged that it was part of the overall development plan.

Mr. York confirmed that was correct.

Commissioner Behrendt asked Mr. Haas if there are any remedies in the event the three landowners are reluctant to cooperate, and if eminent domain can be used.

Mr. Haas replied that eminent domain would be something for the City to consider in this application because of the safety improvements for both vehicular and pedestrian traffic along 421. It is consistent with plans the City has had for a long time.

Commissioner Chatfield commented that those three landowners (except for possibly one) really can't do anything with that property because of the wetland issues.

Mr. Haas replied that was correct adding that one parcel is only 50' wide so it would be difficult to build on, one parcel has the deed restriction on the wetland, and one parcel is mostly wetlands.

Mr. Haas mentioned a new program for Indiana that became effective last year called the in-lieu fee program for wetland mitigation. In many cases it makes it much more simple for agencies to mitigate wetlands through paying a fee into a program run by IDEM and DNR wherein entities pay in this fee and once the pot gets big enough those governmental agencies will determine the location to build new wetlands or expand existing wetlands.

Referring to his proposal, Mr. Haas pointed out that there is no fee for services because there are some things that he wants feedback from the Commission on for the scope. He also talked about two of the east/west connecting roads that were not dedicated but intended to some day become public right-of-way (one of those being in front of Lowes), questioning if this is something the Commission wants to consider as well. Two of them on the south end are public right-of-way – a continuation of Larkspur Lane and the other one just south of that.

Mr. York stated that he has talked to the City Engineer about it and it was determined to get the core samples to see how the road is built before making any formal request to the Board of Works. The Engineer is curious about the cross streets and all of Town Centre Drive. It would be a decision of the City Engineer.

Commissioner Behrendt asked Mr. Haas if he know who plows those.

Mr. Haas replied that he did not know who maintains them.

Commissioner Hendricks commented that the east side of Meijer Drive (by the theater) is not City-owned.

Mr. Haas stated that if the Commission would like to move forward, he would ask for authorization to do the topographic surveying in the 460' area. He said if they wait until after the leaves come out it will make it much more difficult to survey as there is heavy brush in there. The estimated cost if the GPS unit can be used by 1 person, the cost would be about \$4,300. If the GPS unit cannot be used, then a 2-person crew is

needed to do the survey so the cost would be about \$8,300. This is estimated on man hours.

Commissioner Chatfield commented that he likes this project and it makes sense. He asked if it is correct that there have been no borings to date.

Mr. Haas replied that there has not. They could not do borings in 2016 because they did not have permission from all the property owners; the only one that responded was Mr. Chalikian. He said he would expect that the soil is not going to be good soil as far as structural suitability for building roads. Hopefully its not that deep to good soil; he wouldn't be surprised if good soil is within 10' of the surface.

Commissioner Chatfield asked for confirmation that none of the borings on the road have been started.

Mr. Haas replied that he is not aware of any pavement borings being done.

Mr. York confirmed that they have not; they are to be done with this project.

Mr. Haas stated that it is a bit of a misnomer as they are not quite pavement coring's, they go into the soil beneath the pavement, so they look at more of what the soil is instead of just what the road is made of.

The chair entertained a motion.

Motion by Commissioner Chatfield – seconded by Commissioner Sheets approving a proposal by Haas & Associates for a topographic survey of the 460' proposed area for the extension of Town Centre Drive in an amount up to \$8,300. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

CIVIC PLAZA

Mr. York acknowledged Johnny Stimley, City Events Coordinator, being present. Mr. York stated that the Commission has talked about making minor improvements to the area called the Plaza in the Downtown on 7th Street on vacant land. The Commission is taking care of the lot; it is readily being used by Main Street Association. He said he would like to explore making minor improvements to make it a functional space and would include power, water, sanitation hookup, and lights. Power and water are a priority. By doing these improvements it could be opened to anyone who wanted to use that space. Mr. Stimley could help program some of the events. There would need to be enough power to operate a stage. Mr. York said he along with Mr. Stimley will put a group together (including Main Street) to walk the site next week.

Johnny Stimley (3205 Tilden Avenue, Michigan City IN) added that for the St. Patrick's Day Parade they had to get a special hookup for the food vendors. He said they just need something minimal down there. He has been getting calls from organizations to use the site for festivals.

Mr. York stated that he does not have a cost request at this time but asked for authorization to go forth with the project.

Commissioner Behrendt gave the go ahead and instructed them to put together a package once they get cost estimates.

Mayor Parry stated that he along with Mr. Stimley and Mr. York talked about this. He said he sees no immediate permanent plans for that area so he would envision for the short-term use (several years) is to install temporary power, sanitary line, and water to create a venue for events. He would like a portable temporary stage as well, and have power for lighting to support a stage. The electric would also be used for a quality sanitary facility (trailer with several units inside) rather than Port-A-Jon's. Temporary facilities would keep the cost down but would be functional and could be removed when it comes time to permanently develop the lot.

Commissioner Chatfield commented that he likes the idea of trying to do something to make that area more functional but noted his concern with the lot being all grass and food trucks driving on it.

Mr. York said he would envision the food trucks staying on 7th Street; just closing 7th Street for events, not vacating it. He said there are things they need to think about.

Commissioner Behrendt appointed a group (Skyler York, Johnny Stimley, John Sheets) to go through and see what is needed and report back to the Commission.

AUGUST MACK CHANGE ORDERS

Attorney Sirinek explained that both change orders have to do with the station block properties. One is for 1010 Franklin Street in the amount of \$550 to confirm the existence/non-existence of an underground storage tank.

The chair entertained a motion.

Motion by Commissioner Sheets – seconded by Commissioner Hendricks approving August Mack change order JU0304.740-02 in the amount of \$550 for 1010 Franklin Street. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

Attorney Sirinek explained that the next change order is for 1002 Franklin Street in the amount of \$700 to prepare an estimated cost to remediate this property from the contaminants in the soil. Under the FTA, this is a federal requirement when doing an environmental study and contaminants are discovered that there also must be a remediation cost estimate.

Commissioner Chatfield stated, "It is a cost estimate – a cost of doing business versus I'm going to charge you \$700 so I can put this cost estimate together". He said this is where he struggles. He doesn't have any other environmental company do that to him.

Attorney Sirinek added that they are going to charge the Commission \$700 to do something required of us by the federal government. This task must be done, and the question is whether August Mack is going to do it for free or charge us \$700. The Commission is paying them \$700 on top of what we paid them to do the overall environmental for the entire station block property. Attorney Sirinek stated he agreed with Mr. Chatfield.

The chair entertained a motion.

Motion by Commissioner Sheets – seconded by Commissioner Kowalski approving August Mack change order JU0304.740-01 in the amount of \$700 for 1002 Franklin Street. Voice vote was as follows: (Ayes) Commissioners Behrendt, Hendricks, Kowalski, Sheets – 4; (Nays) Commissioner Chatfield – 1. With a vote of 4 ayes and 1 nay, the MOTION CARRIED.

REPORT BY LEGAL COUNSEL

Attorney Sirinek noted for the record 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 requested authorization from the Commission to contact Rob Hunden who did the original RFQ for the You Are Beautiful (hotel) site. He would like to re-engage Mr. Hunden's services to re-notify this RFQ and go back out for proposals for the hotel site.

The chair entertained a motion.

Motion by Commissioner Hendricks – seconded by Commissioner Chatfield authorizing Mr. York to contact Rob Hunden regarding the RFQ for the hotel site. Voice vote was as follows: (Ayes) Commissioners Behrendt, Chatfield, Hendricks, Kowalski, Sheets – 5; (Nays) None – 0. With a vote of 5 ayes and 0 nays, the MOTION CARRIED.

PUBLIC COMMENTS

Mayor Duane Parry commented on the apartment complex on the former Memorial Hospital site stating that he is becoming concerned about it being a quality project, specifically that it will be the luxury Pine Street Apartments that he has heard from day one. He said this project has carried on way too far; it is dragging out. He has heard a lot of information on due dates and dollars, but very little on construction details. All he has seen are artist renditions of the complex; no drawings, no concrete details. As far as the development firm involved in it (Michigan City Developers LLC), Mayor Parry said he would like to see resumes, an organizational chart, and financial reports. He said this is a \$45 million project which should be more, stating that with what he sees he will not support it. Mayor Parry stated that from day one he felt this should be condominiums; owner occupied dwellings, not apartments. He stated that with the way it is going he is becoming very concerned that it is going to be subsidized living; he will not support subsidized living in this area (the Uptown Arts District) that the City is trying to revitalize. He feels Michigan City currently has more than adequate subsidized housing. He stated that he needs to see more out of this group – this is struggling, the details are not there, and it has proceeded way too slowly. He stated that he hopes the Commissioners he appointed feel the same way as he does.

Kevin Harmon (421 E 6th Street, Michigan City IN) stated he is concerned about what type of development is going to take place. He questioned if it will be like Wexford Apartments out at Southgate. They have a nice driveway entry, washer and dryer hookup, etc. He has been looking for a better housing opportunity for the last two and a half years. He would like to get out to Wexford, but they have no vacancies and there is no waiting list. He is hoping that this development will be like Wexford. He asked if there will be information to apply and get into one of the apartments.

COMMISSIONER COMMENTS

(None)

NEXT MEETING DATE

President Behrendt announced that the next regular meeting will be April 13, 2020.

ADJOURNMENT

The chair entertained a motion to adjourn.

REDEVELOPMENT COMMISSION

MARCH 9, 2020

Motion to adjourn by Commissioner Chatfield – seconded by Commissioner Hendricks and unanimously approved. The chair declared the meeting adjourned at approximately 6:50 p.m.

/s/ John Sheets, Secretary