

**MINUTES OF A SPECIAL MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
OCTOBER 4, 2021**

The Michigan City Redevelopment Commission held a special meeting in the Common Council Chambers, City Hall, 100 E. Michigan Boulevard, Michigan City, Indiana, on Monday, October 4, 2021, at 5:30 p.m. local time; the date, hour, and place duly established for the holding of said meeting. This meeting also being available via Zoom and streaming live on My Michigan City, Indiana Facebook. Zoom was hosted by Kaleb Goodwin, City IT staff.

CALL TO ORDER

President Chris Chatfield called the meeting to order at approximately 5:30 p.m.

ROLL CALL

Commissioners in attendance:

Ken Behrendt (in person), Chris Chatfield (in person), Angie Nelson Deutch (via Zoom - audio and video), John Hendricks (in person), and non-voting advisor Thomas Dombkowski (in person)

Commissioners absent:

Michael Mack

Staff in attendance:

Executive Director Skyler York (in person), Attorney Alan Sirinek (in person), and Administrative Assistant Debbie Wilson (viewing meeting via Zoom)

JOINT DEVELOPMENT AGREEMENT – 11TH STREET STATION BLOCK

Mr. York began discussion recalling that at the Commission's last meeting they approved the Joint Development Agreement (JDA) in concept. Since that time, they have been negotiating with NICTD to come to an agreement. Tonight, would be formal approval of the JDA, which will allow the Redevelopment Commission to be an integral and crucial part of the RFP process.

Attorney Sirinek added that he sent Commissioners a draft of the JDA last Thursday, and that NICTD made two minor changes, which have now been incorporated into the document he sent to Commissioners earlier today. Attorney Sirinek talked about where they are at with this, commenting that everyone who has worked on this feels very positive about it; the City should feel that they have a true partner with NICTD and NICTD should feel they have a true partner with Michigan City; the agreement represents a document that can be shared with potential developers for this project, and they will look at it as being a true partnership here; he thinks because of the flexibility of NICTD, if there is any

push back from developers, NICTD would be open to listening to those kinds of concerns and if necessary further changes will be made. Attorney Sirinek advised that he cannot say this is a perfect agreement until the developers look at it and they say it is a perfect agreement. He did say that this agreement and document reflects a unified effort from NICTD and the City, which is where it needs to be tonight and needs to be for the developers meeting on Thursday. Attorney Sirinek pointed out that tomorrow is the drop dead date because October 5th is the date NICTD was looking at for letting contracts for the original development concept for the station block property. He advised that the Commission needs to make a yes or no decision tonight on whether they will be involved and go forth with a private development on the station block or at least try to go to the next level on that, or not. If they don't, the project reverts back to NICTD's original concept of a parking structure that would have a 40' reserve for the City for development purposes. Attorney Sirinek emphasized that this is not a "half-baked" document; he thinks both sides feel very positive about where they ended up.

The Chair entertained a motion.

Motion by Commissioner Hendricks – seconded by Commissioner Behrendt approving an Agreement Regarding Joint Development on 11th Street Station Block between the City of Michigan City, by and through the Michigan City Redevelopment Commission, and the Northern Indiana Commuter Transportation District.

Ruth Wuorenma (Neighborhood Capital Institute, 47 West Polk Street, Chicago IL) appearing in person, addressed the Commission commenting that this is a big day, so she is hoping there is a positive vote on this. She stated that this represents so much long-term work; she applauded the City and NICTD. Ms. Wuorenma stated that what the City has done in cooperation and collaboration with NICTD is get to a first Joint Development Agreement that is FTA approved in the Chicago region or Northern Indiana. She said it was a difficult day to get here because this is all new ground, and everyone is learning it as they go. Ms. Wuorenma congratulated everyone adding that whatever the vote is, to have gotten to this point with a reasonable fair agreement for both sides is a big deal. She said it is important for Thursday's developer information session, and this deal had to also be fair for the development community; without this agreement, there is nothing to offer the development community. She stated that this gives the authority to offer it and gives the City a binding agreement with NICTD to do something of this caliber in a way that intersects with them. Ms. Wuorenma noted that the City has gotten significant attention from all over, getting 1,600 hits for views of the RFP; one-fourth of those from Chicago and the balance from all over the country, so this project puts Michigan City in a much more prominent position within the broader region.

Commissioner Chatfield agreed with Ms. Wuorenma that this is a big deal, noting that there were a lot of players in this – acknowledging Ms. Wuorenma, Adam Collins, the Redevelopment Commission. He said there is no other parking garage that is being built

on the double track line from South Bend to the Indiana border; Michigan City is the only one to get this attribute and opportunity. Commissioner Chatfield stated that we did not get here without a lot of peoples' hard work; he stated he appreciates everyone's hard work.

Mayor Duane Parry saluted everyone on the Commission, stating that they did the heavy lifting and a marvelous job to reach the peak. He stated that this project makes Michigan City a national player; it is great for Michigan City, it is going to move us forward, and it will move us forward in the right direction. He thanked Mr. Nolan for his flexibility and wisdom, and thanked Ms. Wuorenma for everything she did. Mayor Parry stated that this is really something to be proud of.

With a motion and second on the floor, the roll was called, and the vote taken: (Ayes) Commissioners Behrendt, Chatfield, Deutch, Hendricks – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

Commissioner Deutch stated it was a stressful couple of weeks, although she expressed her excitement for getting over the hump. She said she appreciates Ms. Wuorenma and her team, as well as Adam and Mike. She also thanked Attorney Sirinek and everyone else who participated in reworking and getting through what was thought to be a huge difference of opinion only to know it was a very small minute situation. She said she appreciates they were able to come together and get this done.

PUBLIC COMMENTS

Tommy Kulavik (1316 Ohio Street, Michigan City IN) appearing via Zoom, asked if the investor information session on Thursday is open to anybody or for invitation only.

Mr. York stated that everything including the RSVP is handled through website. He referred him to the emichigancity.com website, 11th Street Central.

COMMISSIONER COMMENTS

Commissioner Behrendt made a clarification from something a South Bend station ran, indicating that the City had to come up with \$16 million. He said that was a misstatement and wanted to be sure the public knows that. He stated that the \$16 million is coming from what was allocated to this project to begin with.

Mr. York added to comments stating that was correct; it is money that is coming from the Federal Government – Indiana Finance, so it is already there; it is the incentive. It is not money that has to be put up by the City.

Commissioner Dombkowski made comments but did not speak into the microphone, so it was inaudible.

Commissioner Chatfield stated that even though they are to the next step, it does not mean that there is not a lot of hard work to be done yet; there is still a lot of hard work, decisions, and meetings. He said it was paramount for the Commission to get here today. He commented that the look, the feel, and the view of the station block with a project developer is going to be amazing and somewhat transformational in where we look at 11th Street today. He commended everyone in this process, stating that it has been very rewarding but very difficult at the same time.

President Chatfield announced that the developer session is scheduled for Thursday, October 7th, at 9:30 a.m. local time, at Uptown Social, 907 Franklin Street, Michigan City. You must register on the website to attend.

ADJOURNMENT

The chair called for a motion to adjourn.

Motion made by Commissioner Behrendt – seconded by Commissioner Hendricks to adjourn. The chair declared the meeting adjourned at approximately 5:50 p.m.



Angie Nelson Deutch, Secretary