

**March 18, 2019, Regular Meeting Minutes
HOBART REDEVELOPMENT COMMISSION**

President Carla Houck called the March 18, 2019, regular meeting of the Redevelopment Commission (RDC) to order at 8:30 a.m. The meeting was held in the City Council Chambers at City Hall. The Pledge of Allegiance was recited. Members present: Carla Houck, Shawn Kelly (*arrived after Approval of Agenda*), Marsha Plesac, Matthew Claussen, and Pam Broadway. Members absent: Stuart Schultz. Also present: Denarie Kane, Director of Development; Beth Jacobson, Assistant Director of Development; Deborah Longer, Clerk-Treasurer; Brian Snedecor, Mayor; Rich Lain, Board of Works member; and Dawn Hostetler, RDC Recording Secretary. Also Absent: Anthony DeBonis, City Attorney.

Under Approval of Agenda, a motion was made by Mr. Claussen to approve the agenda as presented; seconded by Ms. Plesac. All ayes; motion carried. (4-0)

Regarding the Minutes of February 25, 2019, Special Meeting, a motion was made by Ms. Plesac to approve the February 25, 2019, Special Meeting minutes as presented; seconded by Mr. Claussen. All ayes; motion carried. (5-0)

Regarding the Treasurer's Report (Annual Report of the Redevelopment Commission Treasurer on the Financial Status), the February investment statements for Fund 406 and Fund 410, plus the fund & appropriation reports for Fund 406, Fund 410, and Fund 250 were distributed in the RDC meeting packet. Additionally, the Clerk-Treasurer provided year end reporting information which was used to compile the 2018 Redevelopment Commission/Redevelopment Authority Annual Report. Ms. Kane stated that this additional information is required to be presented to the Commission annually. There were no questions regarding the reports.

Under Old Business, the first item was Resolution 2017-01: A Resolution Approving an Interagency Agreement Between the Hobart Sanitary District and the Hobart Redevelopment Commission for the Repayment of RDC Funds Expended on Behalf of the District for the Downtown Sewer Improvement Project to RDC Fund 406. This item remains tabled.

The next item of business was the Five Year Spending Plan. This item remains tabled.

Under New Business, the first item was the Approval of 2018 Redevelopment Commission & Redevelopment Authority Annual Report. Ms. Kane stated that this report must be submitted to the Department of Local Government Finance (DLGF) via the Gateway system by April 15th. She explained that the report highlights the activities of the RDC and the Redevelopment Authority (RA) in 2018. The report also lists the members of the Commission, end of year fund balances, expenditures by category and subcategory, outstanding debt obligations, revenues received, and grants that were paid out. Additionally, the report includes a list of parcels within the TIF districts and their incremental assessed values (AV). Ms. Kane stated that the RA approved this same report at their meeting earlier this morning. Once approved by the RDC, it will then be distributed to the City Council for their information before submission into the Gateway system. Mr. Claussen asked if the funds in the report listed below Fund 406 are included in the total balance of Fund 406. Ms. Longer stated that these are all separate funds and are therefore not included in the Fund 406 balance.

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A motion was made by Mr. Claussen to approve the 2018 Redevelopment Commission & Redevelopment Authority Annual Report; seconded by Ms. Plesac. All ayes; motion carried. (5-0)

The next item of business was Resolution 2019-02: A Resolution Transferring and Requesting Transfer of Funds from Hobart Redevelopment Commission to Assist in the Acquisition by Lease-Purchase of a Quint or Other Fire Engine to Serve the 61st Avenue and State Road 51 Economic Development Area. This resolution outlines the transfers needed to facilitate the lease-purchase of a new fire truck. Ms. Kane read an email from City Attorney DeBonis which summarizes a conversation he had with Special Counsel Randy Rompola of Barnes & Thornburg on March 14th. Mr. Rompola indicated that a large number of local governments have used TIF proceeds to fund equipment. He said that the DLGF has allowed these types of expenditures as long as the equipment serves the allocation area that the expended funds have been generated from even if the equipment also serves other parts of the City. Mr. Rompola noted that it helps with justification to DLGF if the cost of the equipment is shared with other non-TIF sources. Because the RDC is sharing the cost of the new fire truck with the Board of Works, this expenditure is acceptable as long as House Bill 1596 does not become law before a lease-purchase contract is executed.

Ms. Houck noted that the resolution states that the RDC would be committed to a not-to-exceed amount of \$130,000.00 per year during the five (5) year lease period. Ms. Broadaway asked what would happen if House Bill 1596 becomes law before the lease-purchase contract is signed. Ms. Kane said that if the law changes before the contract is executed, the RDC would not be able to contribute to the purchase of the fire truck. Ms. Broadaway asked how close the City is to committing to a contract. Mayor Snedecor stated that the execution of a contract could take a while longer because staff is now exploring some cost saving alternatives to the quint truck that Fire Chief Smith originally proposed. He said if the contract is executed before the law changes, he believes the RDC will be protected if positive action is taken on this resolution. Ms. Houck asked if the financial request of the RDC will be reduced if the final cost of the fire truck is less than the original estimate. Mayor Snedecor said that any savings would be passed on to the Commission so that the cost is basically split 50/50.

A motion was made by Ms. Plesac to approve Resolution 2019-02; seconded by Ms. Broadaway. All ayes; motion carried. (5-0)

Regarding the Approval of Annual Meeting Date with Taxing Units - June 17, 2019, Ms. Kane requested that this meeting be held in conjunction with the RDC's regular meeting on June 17th. She stated that this newly required meeting must be held prior to July 1st. Matt Eckerle of Baker Tilly will be in attendance at this meeting to facilitate the presentation. Ms. Kane stated that she hopes to have the Five Year Spending Plan ready before this meeting to present to the taxing units.

A motion was made by Ms. Broadaway to approve the Annual Meeting Date with Taxing Units to be held at 8:30 a.m. on June 17, 2019; seconded by Ms. Plesac. All ayes; motion carried. (5-0)

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Ms. Kane reviewed the invoices on the Register of Claims. Invoice 84368A from Butler, Fairman, & Seufert, will be submitted to INDOT for 80% reimbursement once it is paid in full. A motion was made by Mr. Claussen to approve the register of claims in the amount of \$45,863.94; seconded by Ms. Plesac. All ayes; motion carried. (5-0)

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Claimant</u>	<u>Amount</u>
2/22/2019	84368A	BF&S	\$25,869.92
2/25/2019	1	Hobart Sanitary District	\$19,789.02
3/6/2019	2556	Anthony DeBonis, Jr. & Assoc.	\$120.00
3/6/2019	2557	Anthony DeBonis, Jr. & Assoc.	\$60.00
3/14/2019	N/A	Center for Workforce Innovations	\$25.00
Total:			\$45,863.94

Staff Report – Ms. Kane stated that she accepted an award from the American Council of Engineering Companies (ACEC Indiana) on behalf of the City for the 61st Avenue Phase 3 project. She said the City of Hobart was one of several State finalists to receive this level of award. The next level of award was the Merit Award, and the highest level was the Honor Award. Ms. Kane congratulated the Commission for their support of the project.

Ms. Kane reminded the Commission that the possible implementation of House Bill 1596 is still a concern. She stated that this proposed bill has not yet been passed by the Senate, but there is still a possibility that it could pass later in the session. Ms. Kane indicated that another proposed bill to monitor is Senate Bill 233 which would raise the amount of personal property exempt from Indiana’s business personal property tax from \$20,000.00 to \$40,000.00. She said the passing of this bill could impact some potential future debt plans.

Ms. Kane stated that there is a need to engage some additional services under the RDC’s contract with Baker Tilly so she can work with Matt Eckerle to outline the Five Year Spending Plan. She said that she and staff will complete as much of this work as possible in house to keep this expense modest.

Ms. Kane reported that there is a community open house scheduled for April 10th from 5:00 p.m. to 7:00 p.m. in the City Hall Council Chambers regarding the Hobart Conservation Zoning & Sub Area Plan. The City is working with the Northwestern Indiana Regional Planning Committee (NIRPC) and the Lakota Group to establish zoning standards in order to balance conservation areas with development goals. Ms. Kane invited the Commission to attend this open house if they would like to provide input on this project.

Ms. Kane stated that there is a food related trade show called ProFood Tech in Chicago on March 27th that she will learn more about later today. She said this is an event that she may attend with the Northwest Indiana Forum to engage food product manufacturers and to facilitate interest in the two (2) remaining available lots in NorthWind Crossings. Ms. Kane said there is a \$100.00 registration fee that would be included on a pre-paid register of claims for the RDC’s approval at their April 15th meeting if she decides it is worthwhile to attend this event.

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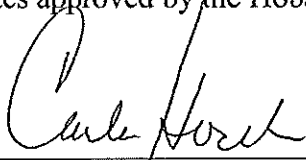
Mr. Claussen stated that he would like to have a discussion with Ms. Kane about ways to spur residential development within the City. He said that he would also like to add the former Odell-Smith property to the RDC's list of future projects in the Downtown TIF district. Ms. Kane stated that the current SR 130/Downtown Redevelopment Plan does not include a list of property acquisitions and would therefore need to be amended through a legal process in order for the RDC to acquire property for redevelopment purposes. She said there are other parcels in the downtown that she thinks should also be identified on a future property acquisition list. In terms of residential development, Ms. Kane stated that Ms. Jacobson is currently working on a Request For Proposals (RFP) for residential development of the sixty (60) acre City owned property on 61st Avenue. She said the cost of infrastructure is the greatest obstacle to attracting residential developers to available properties. Mr. Claussen stated that he would like to explore ways to put the infrastructure in place in order to attract developers. Ms. Kane stated that another challenge to attracting residential development is finding a balance between higher end, single family homes and denser housing product such as townhomes or apartments. She explained that townhouses and apartments are more profitable for developers, but single family homes are more desirable from the City's perspective. Mayor Snedecor stressed the importance of finding ways to attract developers to bring higher end homes to the community. He said the City has requested appraisals for the City's sixty (60) acre parcel. Mayor Snedecor stated that he has discussed with Ms. Kane the possibility of the RDC overseeing the implementation and development of this property due to its proximity to the 61st Avenue TIF district. He said that although this parcel is currently not within the 61st Avenue TIF district, the City Attorney has indicated that the district border could be amended to include it.

Ms. Kane called attention to a spreadsheet of projected costs for a future roundabout at Marcella Boulevard and 61st Avenue. She said that NIRPC tentatively approved approximately \$1,600,000.00 in federal funding for this project which is still subject to additional approvals by NIRPC and INDOT. Ms. Kane indicated that there may be a need for the RDC to contribute to the 2019 engineering costs for this project in order to complete engineering in time to meet a 2023 letting date.

Adjournment - The meeting was adjourned at 8:56 a.m.

Minutes were prepared by Dawn Hostetler, Clerical Assistant to the Director of Development and Denarie Kane, Director of Development.

Minutes approved by the Hobart Redevelopment Commission on APRIL 15, 2019.



Carla Houck, President



Attest: Marsha Plesac