

City of Hobart Redevelopment Commission

Regular Meeting Minutes

Date: January 12, 2026

Time: 8:30 a.m.

Location: Hobart City Hall, 414 Main Street, Second Floor Council Chambers (in person and via Zoom)

1. Call to Order and Pledge of Allegiance

Redevelopment Commission President Matthew Claussen called the meeting to order at 8:32 a.m. The meeting was held in the Council Chambers at Hobart City Hall and via Zoom, allowing for public access and participation. The Pledge of Allegiance was recited.

2. Roll Call

Members Present:

Ms. Kelly Clemens

Mr. Matthew Claussen

Mr. Mark Kara

School Board Member:

To be determined for 2026 by the School City of Hobart – Absent

Also Present:

Ms. Heather McCarthy, City Attorney

Mr. Marcos Rodriguez Jr., Director of Development

Ms. Kate McGill, Community Development Coordinator

Mr. Alex Metz, City Engineer

Mr. Brandon Towle, BF&S

Mr. Matt Reardon, MCR Partners

Ms. Deborah Longer, Clerk-Treasurer

Mr. Dave Westland, Westland & Bennett

Mr. Ryan Cook, Redevelopment Commission Attorney

Absent:

Mr. Jeremy Cartagena

3. Approval of Agenda

A motion was made by Mr. Kara and seconded by Ms. Clemens to approve the agenda as presented.

Vote: All ayes, motion carried (3-0).

4. Minutes of the December 15, 2025 Regular Meeting

The Commission reviewed the minutes of the December 15, 2025 Regular Meeting. A motion was made by Mr. Kara and seconded by Mr. Claussen to approve the minutes as presented.

Vote: All ayes, motion carried (3-0).

5. Treasurer's Report

Clerk-Treasurer Deborah Longer reported that the prior year had been closed out and that the current year financial information was included in the meeting packets. There were no questions from the Commission.

6. Old Business

There was no old business.

7. New Business

Election of Officers

Mr. Rodriguez noted that the January meeting serves as the inaugural meeting of the year and that, pursuant to statute, the Redevelopment Commission must establish officers for

the year. Attorney Cook advised that the Commission may retain current officers or elect new ones.

Mr. Claussen made a motion to retain all current officers in their existing positions. The motion was seconded by Mr. Kara.

Vote: All ayes, motion carried (3-0).

Resolution No. 2026-01: Declaratory Resolution Establishing the I-65 and 37th Avenue Economic Development Area

Mr. Rodriguez explained that this item represents the continuation of the I-65 and 37th Avenue Economic Development Area and would result in the creation of a Tax Increment Financing (TIF) district. Mr. Matt Reardon of MCR Partners presented an overview of the plan documents, noting that the area includes approximately 410 parcels and presents certain development challenges. He discussed land use, tax impact, and the importance of utilizing redevelopment incentives in a challenging market.

Mr. Reardon explained that the next step in the process would be review by the Plan Commission, followed by a tax impact analysis to be distributed to overlapping taxing units.

Attorney Cook clarified that this resolution is declaratory in nature and outlined the statutory process, including Plan Commission review, Common Council consideration, public notice, and a future confirmatory resolution.

Ms. Clemens made a motion to approve Resolution No. 2026-01. The motion was seconded by Mr. Claussen.

Vote: All ayes, motion carried (3-0).

Resolution No. 2026-02: Intergovernmental Agreement Between the City of Hobart Sanitary District and the Hobart Redevelopment Commission

Attorney Dave Westland explained that the property at issue had previously been transferred from the Redevelopment Commission to the Hobart Sanitary District and is part of a land swap involving Hobart Owner, LLC. On December 30, the Hobart Sanitary District approved a resolution authorizing an intergovernmental agreement to facilitate the transfer. Approval by the Redevelopment Commission requires a corresponding resolution.

Mr. Kara made a motion to approve Resolution No. 2026-02. The motion was seconded by Ms. Clemens.

Vote: All ayes, motion carried (3-0).

Approval of Quitclaim Deed – Real Estate to Hobart Owner, LLC

Attorney Cook recommended approval of the quitclaim deed transferring the real estate as part of the land swap associated with Resolution No. 2026-02.

Ms. Clemens made a motion to approve the quitclaim deed to Hobart Owner, LLC. The motion was seconded by Mr. Claussen.

Vote: All ayes, motion carried (3-0).

Acceptance of Deed of Dedication from Hobart Owner, LLC

Attorney Westland explained that acceptance of the deed of dedication represents the final component of the land swap transaction.

Mr. Kara made a motion to accept the deed of dedication from Hobart Owner, LLC. The motion was seconded by Ms. Clemens.

Vote: All ayes, motion carried (3-0).

Consideration of 2026 Education and Workforce Training Grant Applications

Mr. Rodriguez explained that this item represented continuation of the Education and Workforce Training Grant program for 2026 and noted adjustments to the application timeline. He identified the Grant Committee as Ms. Clemens, Mr. Brodhacker (Marketing Department), Mr. Rodriguez, and Ms. McGill.

Ms. McGill presented the Grant Committee's review and recommendations. She reported that \$30,000 had been allocated for the 2026 grant cycle. The Committee recommended awarding \$4,000 to Merrillville High School's Construction Program for the construction of food pantry boxes across district schools, and \$26,000 to Hobart High School for the purchase of a Vizrt TriCaster Vision system for its Radio and Television Program (HRT). The Committee did not recommend funding the Merrillville High School Culinary Program application.

Mr. Kara made a motion to approve the grant awards as recommended. The motion was seconded by Mr. Claussen.

Vote: All ayes, motion carried (3-0).

Commission members discussed the possibility of increasing future grant funding levels to \$50,000.

Brickie Bowl Subcommittee Nomination

Mr. Rodriguez discussed the formation of a subcommittee to continue redevelopment discussions related to the Brickie Bowl project. The proposed group would include two Redevelopment Commission members, representatives from the Mayor's Office, the Development Department, and the Parks Department.

Mr. Kara volunteered to serve on the subcommittee. Attorney Cook advised that no formal motion was required. The Chair directed that the record reflect Mr. Kara's participation.

Greenwood Terrace – Property Acquisition Status Update

Mr. Rodriguez provided an update on due diligence activities, including completion of the title commitment, survey, and Phase I Environmental Site Assessment. He reported that the environmental consultant did not recommend a Phase II assessment based on historical use and site conditions.

Attorney Cook provided additional detail regarding title issues related to trust documentation and noted that the title company is working with the seller to resolve discrepancies prior to issuance of a title policy.

Mr. Claussen made a motion to accept the Greenwood Terrace update. The motion was seconded by Mr. Kara.

Vote: All ayes, motion carried (3-0).

Additional discussion addressed a verbal farm lease currently in place and the status of written confirmation.

8. Approval of Register of Claims

Mr. Claussen reported that the Register of Claims totaled \$4,922.50. Mr. Rodriguez explained the claims related to invoices from Eichhorn & Eichhorn and Environmental Solutions Group.

Mr. Kara made a motion to approve the Register of Claims. The motion was seconded by Ms. Clemens.

Vote: All ayes, motion carried (3-0).

9. Approval of 2020 Bond Register of Claims

There were no claims.

10. Staff Report

Mr. Rodriguez provided a staff update, noting the extension of an existing façade grant into 2026, ongoing discussions related to the I-65 and 37th Avenue corridor, preliminary conversations regarding potential ChicaGO Dash service expansion, and results of a business needs survey conducted with the Hobart Chamber of Commerce. He also reported on a recent ribbon cutting for Unwind Body and Mind.

11. Adjournment

Mr. Claussen requested a motion to adjourn. Mr. Kara made the motion, seconded by Ms. Clemens.

Vote: All ayes, motion carried (3-0).

The meeting adjourned at 9:14 a.m.

Minutes prepared by:

Kate McGill, Community Development Coordinator

Minutes approved by the Hobart Redevelopment Commission on:

2/23/26



Matthew Claussen, President



Attest