

**January 17, 2023, Regular Meeting Minutes**  
**HOBART REDEVELOPMENT COMMISSION**

President Carla Houck called the January 17, 2023, regular meeting of the Redevelopment Commission (RDC) to order at 8:33 a.m. The meeting was held in the City Council Chambers at City Hall, and also via Zoom with the public issued a dial-in number to allow listening and participation capabilities. The Pledge of Allegiance was recited. Members present: Carla Houck, Shawn Kelly, Marsha Plesac, and Pam Broadaway. Members absent: Matthew Claussen and Stuart Schultz. Also present: Beth Jacobson, Director of Development; Ryan Cook, RDC Attorney; Heather McCarthy, City Attorney; Jake Dammarell, Butler Fairman & Seufert (BF&S); Greg Lorig, American Structurepoint (*via Zoom*); and Dawn Hostetler, RDC Recording Secretary.

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

Moving to **Election of Officers**, Ms. Broadaway made a motion to retain the 2022 officers: Ms. Houck as President, Mr. Kelly as Vice-President, and Ms. Plesac as Secretary; seconded by Ms. Plesac. All ayes; motion carried. (4-0)

Regarding the **Minutes of December 19, 2022, Regular Meeting**, a motion was made by Ms. Plesac to approve the December 19, 2022, Regular Meeting minutes as presented; seconded by Ms. Broadaway. All ayes; motion carried. (4-0)

Regarding the **Treasurer's Report**, the December investment statements for Fund 4445 and Fund 4450, plus the most current fund & appropriation reports for Fund 4445, Fund 4450, Fund 4455, and Fund 2527 were distributed in the RDC meeting packet. There were no questions about the reports.

There was no **Old Business**.

Under **New Business**, the first item was the **TRAX Project – Status Report (American Structurepoint)**. Mr. Lorig stated that the right-of-way has been cleared for all parcels, and a signed right-of-way certification has been received from INDOT. However, American Structurepoint is still waiting for INDOT to approve and sign two forms that are needed before the project can go to letting. He reminded the Commission that INDOT Project Manager Jason Holder previously shifted the letting date from March 15<sup>th</sup> to May 10<sup>th</sup>, which will remain since INDOT has yet to approve those two documents. Mr. Lorig stated that one of the documents is the contract prep document, which involves setting the actual contract dates such as the start date for construction, and substantial and final completion dates. He said he expects to have a more comprehensive update at the next RDC meeting. Ms. Jacobson asked Mr. Lorig if the final local share amount has been confirmed by INDOT. She reminded him that he previously mentioned that INDOT may be willing to fund the project at 80% rather than 73%, but this had not yet been approved. Mr. Lorig said he is unsure of the final local share amount, but he will follow up with Mr. Wolverton and Mr. Holder, then send an email once he has an update.

The next item of business was the **Approval and Execution of Contract for Lakefront Park Refuse Enclosure Project**. Mr. Dammarell said this is a contract with Grimmer Construction to build the refuse enclosure behind 200 and 206 Main Street along Lakefront Park. He explained

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that Grimmer was the lowest responsible, responsive bidder with a total bid amount of \$98,526. He indicated that the contract documents have been reviewed by the City’s legal department as well as BF&S, and everything is in order. He noted that the substantial completion date for this project is May 12<sup>th</sup>, and the final completion date is May 31<sup>st</sup>. Ms. Houck noted that the RDC has spent money to replace several of the dumpster enclosures along Lakefront Park and she believes this will set a precedent for other enclosures in the future. Ms. Broadaway asked how many more enclosures need to be replaced. Mr. Dammarell stated that three sites between the dam and 3<sup>rd</sup> Street had previously been identified as potential locations for future enclosures. He said the need for these future enclosures somewhat depends on the businesses that occupy those locations. Ms. Jacobson noted that additionally, one of the existing enclosures has gates that are in disrepair and need to be replaced. She pointed out that the contract states the work is to be substantially complete on or before May 12<sup>th</sup>, and ready for final payment on or before May 31<sup>st</sup>. She asked if this means that Grimmer is expecting to receive final payment by the May 31<sup>st</sup>. Mr. Dammarell said that just means that all quantities would be known and agreed upon and they would be ready to invoice by that date. A motion was made by Ms. Broadaway to approve the contract with Grimmer Construction in the amount of \$98,526.00 for the construction of the Lakefront Park Refuse Enclosure Project; seconded by Ms. Plesac. All ayes; motion carried.(4-0)

Regarding the Approval of Education & Workforce Training Grant Report (#4-2022) – School City of Hobart, Ms. Hostetler stated that this is the fourth quarter report from the School City of Hobart (SCOH) for their 2022 grant (*Brickie Makers*). They indicated in this report that the maker carts and kits were not able to be used during the second semester of the 2021-22 school year as planned due to a long shipping delay; however, the carts are now set up and the kits of materials have been distributed for use during the 2022-23 school year. At the middle school level, 88 sixth grade students used the new maker space for a design challenge as part of their Science classes during the first quarter of this school year. Additionally, a maker space open house was hosted for first through eighth grade teachers to give them an opportunity to explore and learn about the kits, which align with the new Next Generation Science Standards in Indiana. A motion was made by Mr. Kelly to approve the Education & Workforce Training Grant Report (#4-2022) from SCOH; seconded by Ms. Plesac. All ayes; motion carried. (4-0)

Ms. Jacobson reviewed the invoices on the Register of Claims. A motion was made by Ms. Plesac to approve the register of claims in the amount of \$10,601.75; seconded by Ms. Broadaway. All ayes; motion carried. (4-0)

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Claimant</u>	<u>Amount</u>
12/22/2022	98848	Butler Fairman & Seufert	\$2,232.50
12/19/2022	438855	Short Elliott Hendrickson	\$1,166.25
12/19/2022	438853	Short Elliott Hendrickson	\$1,657.75
12/30/2022	439087	Short Elliott Hendrickson	\$1,555.00
12/23/2022	439042	Short Elliott Hendrickson	\$3,990.25
<b>Total:</b>			<b>\$10,601.75</b>

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Regarding the **Approval of 2020 Bond Register of Claims**, Requisition No. 40 includes a payment to BF&S (Invoice 98892) in the amount of \$10,300.25 for engineering related to the Colorado Street widening which ties into the Local Trax project, and a payment to the Board of Works in the amount of \$213,200.00 for reimbursement of TIF eligible parcel acquisition (Parcels 10 & 10A) related to the 61<sup>st</sup> Avenue & Marcella Boulevard project. A motion was made by Ms. Broadaway to approve Requisition No. 40 in the amount of \$223,500.25; seconded by Ms. Plesac. All ayes; motion carried. (4-0)

The next item of business was the **Approval of Economic Development Revenue Bond, Series 2022 Register of Claims**, which is the 82<sup>nd</sup> Avenue construction fund for the Albanese bond. Requisition No. 7 includes a reimbursement to the Board of Works in the amount of \$12,867.78 for payment to NIES Engineering for engineering work related to this project. A motion was made by Ms. Plesac to approve Requisition No. 7 in the amount of \$12,867.78; seconded by Ms. Broadaway. All ayes; motion carried. (4-0)

**Staff Report** – Ms. Jacobson asked the RDC members if they would be available to meet on October 23<sup>rd</sup> rather than the previously approved regular meeting date of October 16<sup>th</sup>. She said if everyone is amenable, this revised meeting date will be included on the February 21<sup>st</sup> RDC meeting agenda for approval. There were no objections.

Information related to the TIF funds received in December 2022 was included in the meeting packet. Ms. Jacobson called attention to a brief analysis provided by Baker Tilly, which compares the estimated tax increment to the actual increment received in 2022. She noted that the Downtown/SR 130 TIF district received \$62,185 less than anticipated. She said Baker Tilly indicated that this difference is mostly attributed to two taxpayers who did not pay their taxes last year. The 61<sup>st</sup> Avenue/SR 51 TIF district received \$115,979 less than the estimated amount. Ms. Jacobson stated that Baker Tilly is willing to look into the difference in this allocation area if the Commission would like them to. Ms. Houck indicated that it seems likely that the difference in this area is due to non-payment, so she does not believe it warrants investigation. She asked Attorney Cook for his input, and he concurred. Ms. Jacobson stated that the US 30/69<sup>th</sup> Avenue TIF district received \$280,218 less than anticipated, so Baker Tilly is working with the Lake County Assessor's office to figure out the reason for this discrepancy. She said Baker Tilly suggested that the difference may be due to the Southlake Mall appeals; however, those appeals were filed prior to the establishment of the TIF district and should have been factored into the base assessed value (AV). She said Greg Balsano of Baker Tilly offered to call in to the February RDC meeting to give an update if he has received additional information from the county at that time. She reminded the Commission that the county had made a previous error with this allocation area's distribution.

Ms. Broadaway noted that she has not seen any progress made on the property at the corner of Main and 4<sup>th</sup> Streets and asked if City staff knows what the plans are for these buildings. Ms. Jacobson said she will reach out to Building Official Karen Hansen to see if she has any update on this property. Ms. Houck asked if there is something in the works for the former Bright Spot location. Ms. Jacobson stated that the property was purchased a while ago, and the Building Department has been in communication with the owners about safety issues. Attorney McCarthy stated that the City is really starting to enforce the unsafe building law, which is a state statute

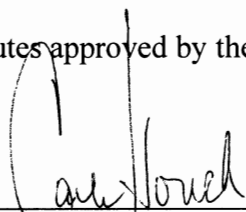
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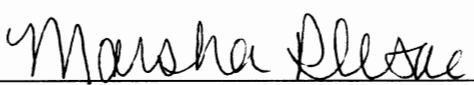
incorporated into the City’s municipal code. She indicated that she is unsure of the exact timeline for this particular case, but she acknowledged that there was both motivation and action taken to move it forward to bring the building up to code. Ms. Broadway noted how quickly the owners of Tavern on the Lake were able to renovate their building. She said she would like to see stricter enforcement to accelerate progress on the downtown building renovations. Attorney McCarthy said that the end result of the unsafe building code process is demolition of the building if the owner chooses not to address the safety issues. She said the best-case scenario would be to for the owners to do the work necessary to bring the building up to code. Attorney Cook noted that there was recently an article in the NWI Times about the opening of Tavern on the Lake. He said the article included several quotes from Mr. Forbes about what a great job the City has done with the lakefront, and he believes that downtown Hobart has the potential to be the next downtown Valparaiso.

Adjournment - The meeting was adjourned at 9:04 a.m.

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

Minutes approved by the Hobart Redevelopment Commission on 2/21/2023.

  
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Carla Houck, President

  
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Attest: *MARSHA PLESAC, SECRETARY*