

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

President Carla Houck called the April 17, 2023, regular meeting of the Redevelopment Commission (RDC) to order at 8:31 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, Matthew Claussen, Pam Broadway (*via Zoom: Ms. Broadway could not be seen for a portion of the meeting so was unable to participate in final action for certain items of business in accordance with I.C. 5-14-1.5-3.5b*), and Stuart Schultz. Also present: Beth Jacobson, Director of Development; Ryan Cook, RDC Attorney; Heather McCarthy, City Attorney; Deborah Longer, Clerk-Treasurer; Phil Gralik, City Engineer; Ross Pietrzak, City Planner; Bob Fulton, Assistant to the Mayor; Matt Eckerle, Baker Tilly (*via Zoom*); Greg Balsano, Baker Tilly (*via Zoom*); Addie Kinsey, 220 Main Street; Jocelyn Hinshaw, American Structurepoint (*via Zoom*); Siraj Asfahani, The Lakota Group (*via Zoom*); Kevin Clark, The Lakota Group (*via Zoom*); Alexis Stein, The Lakota Group (*via Zoom*); and Dawn Hostetler, RDC Recording Secretary.

Under **Approval of Agenda**, a motion was made by Ms. Plesac to approve the agenda as presented; seconded by Mr. Kelly. All ayes; motion carried. (5-0)

Regarding the **Minutes of March 20, 2023, Regular Meeting**, a motion was made by Ms. Plesac to approve the March 20, 2023, Regular Meeting minutes as presented; seconded by Mr. Kelly. All ayes; motion carried. (5-0)

Regarding the **Treasurer's Report**, the March 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 or comments.

There was no **Old Business**.

Under **New Business**, the first item was the **US 30 & 69<sup>th</sup> Avenue TIF Distribution and Boundaries Discussion – Baker Tilly**. Ms. Jacobson reminded the Commission that Baker Tilly and City staff have been in discussions with the county to determine the outcome of the issues with the US 30 and 69<sup>th</sup> Avenue TIF distribution. She said Mr. Balsano and Mr. Eckerle from Baker Tilly are in attendance via Zoom to give an overview of the situation. Mr. Balsano reminded the Commission that the December TIF distribution yielded a negative distribution amount of approximately \$44,000 for the US 30 and 69<sup>th</sup> Avenue allocation area. He said this loss was not anticipated since he and Mr. Eckerle had estimated a positive distribution for that area. He stated that Baker Tilly, along with Ms. Longer and Ms. Jacobson, recently had a phone call with the county and their financial advisor to discuss what occurred and how to mitigate this going forward. Mr. Balsano stated that the county's financial advisor indicated that there were many appeals settled between March/April 2022 when Baker Tilly calculated the estimated TIF revenue and December 2022 when the fall TIF distribution occurred, which brought the assessed value (AV) down and resulted in the negative revenue. He said there were many outstanding appeals prior to when this TIF area was established in 2019, for tax pay year 2020. He noted that the base AV should have been adjusted downward for any appeal that was initiated before the TIF area was created. He explained that there were many settled appeals that brought the

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assessed value down, and the base AV was not necessarily adjusted down at the time to be able to reflect the change in net AV. However, he said the base AV has now been adjusted going forward. Mr. Balsano said he and Mr. Eckerle are currently working on TIF estimates for pay year 2023 to present to the Commission at its May meeting. He noted that the base assessed value will be significantly less than last year because those appeals had not yet been settled at the time the TIF revenues were estimated. He indicated that Baker Tilly has tried to account for pending appeals in the TIF estimates provided to the City in the past; however, they will likely be more aggressive with the estimates for pending appeals going forward. He stated that by preparing the TIF estimates in May rather than April, it allows more time to work with the county to gain a better understanding of what appeals are outstanding and hopefully be able to account for even more of them at that time.

Mr. Eckerle stated that one of the issues with the current appeals process is that when tax payers file an appeal, they are not required to provide the amount of reduction they are seeking. He indicated that a tax payer could be seeking a 10% reduction, or they could be seeking as much as a 50% deduction, and they are not required to provide this information until late in the appeal process. Additionally, it is rare for this information to be provided to the City in the appeal notifications that are required on a quarterly basis from the county. He explained that without that information, financial advisors are left to make assumptions. Mr. Eckerle said the general assumption is that the City will lose about 20% of the appealed assessed value due to a property tax appeal, and those adjustment lines will appear in the analyses that are provided to the City by Baker Tilly. He noted that what has happened, particularly in the US 30 and 69<sup>th</sup> Avenue area, is that some of those reductions have exceeded 20%. He explained that he and Mr. Balsano are put in a position of wanting to be conservative with the appeal estimates, but not wanting to be so conservative that they completely miss the mark. However, he believes that they have seen enough data from this area's past settlements to warrant increasing the appeals assumption for this year's TIF estimates. Mr. Eckerle cautioned that the estimates may appear more pessimistic than years past, but the hope is that the actual revenue comes in higher than estimated. He stated that he and Mr. Balsano have had conversations with Ms. Jacobson and Ms. Longer on how to approach this issue, and determined that it is best to be a little more aggressive with those assumptions. He noted that it would be beneficial if the state would require taxpayers who are filing appeals to provide more information when those appeals are filed.

Ms. Jacobson indicated that the RDC may need to consider the possibility of removing certain parcels from this TIF district going forward. She suggested that a work session may be needed to discuss whether or not this is something the RDC would like to do. Mr. Eckerle said that is a great option to consider. He reiterated that any appeals that are settled and the net AV drops below the base AV at the time the area was established, the revenue potential declines in that area by that amount. He said he and Mr. Balsano will be preparing an analysis showing the negative parcels and the impacts to assist with redrawing the TIF boundaries to remove some of the negative parcels if the RDC chooses to go this route. Ms. Broadaway asked if the state will at some point require taxpayers to provide the level of reduction they are requesting at the time the appeal is filed. Mr. Eckerle said there have been legislative amendments that changed the burden of proof from the appellant to the assessor, and that shift has made it much more difficult to track this information. He indicated that this change was likely made due to pressure by those who believe it is unfair for the county to have more power in the appeal process. Ms. Broadaway

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stated that if a property owner files an appeal without having the data to back it up, the county still has the power realistically. Mr. Eckerle said it depends on the timing of when the case is heard. He said unfortunately, the City of Hobart is a prime example of how long the appeals process can take. He said there are some instances where the process is stalled for an extended period of time. He noted that the Southlake Mall appeals are an extreme example of the huge complications that can be created for local governments when the stalled appeals finally move forward and settle. Ms. Broadway said it seems as though the uncertainty surrounding some of the outstanding appeals could continue for several years to come. She noted that it makes sense to remove some of these properties from the TIF district. Mr. Eckerle stated that he, Mr. Balsano, Ms. Jacobson, and Ms. Longer have discussed the possibility of removing some of the parcels that have rolling appeals. He said there are some instances where taxpayers are not even aware they are filing appeals each year because they have people who automatically do it for them. Mr. Claussen asked if the reason for removing parcels from an allocation area is to help stabilize the TIF for budgeting purposes because the revenue is calculated based on the AV, and if the AV of a settled appeal is lowered, the RDC will collect less revenue. Ms. Jacobson said that is correct. Mr. Claussen asked if it makes sense to remove these parcels and never receive any revenue from them regardless of the new AV. Ms. Jacobson indicated that there is no disadvantage to removing a parcel if the AV is never going to increase. She cited the Kohl's property as an example. She said there would need to be an increase in this parcel's AV in order for the RDC to receive any revenue for this property, and the AV for this parcel is not expected to increase in the future. Mr. Balsano confirmed that Ms. Jacobson is correct. He stated that the parcel's AV would need to be increased above the base in order to receive any TIF revenue from it. He noted that if certain parcels are removed from the TIF area now, there is a process that can be done to add them back in at some point if need be. He explained that if any parcels were to be added back in, the base would reset and there is a legal process to follow. Ms. Jacobson stressed the importance of being strategic about which parcels to remove. She said that it will require some contemplation as to whether or not the RDC should go through this process, and if so, which parcels should be removed. Ms. Broadway asked if the property owners would have any input in the process of removing or adding parcels from the allocation area. Mr. Eckerle said property owners do not have any input in the process, and most do not even know their property is located in a TIF area. Mr. Claussen asked if he was correct that being located in a TIF area does not affect what property owners pay in taxes. Ms. Jacobson confirmed that is correct. She noted that there are three parcels that should have been removed from the 61<sup>st</sup> Avenue and SR 51 TIF and placed in the US 30 and 69<sup>th</sup> Avenue TIF when it was created; however, the transition of these parcels never happened on the county's end. She said the parcels are located in the northeast corner of 69<sup>th</sup> Avenue and Mississippi Street, and two of the parcels have combined into one to accommodate the Atkore development. She stated that she and Baker Tilly are working with the county to correct this situation. Mr. Balsano confirmed that he and Mr. Eckerle are in the process of resolving this issue with the county. He said at present, there is no evidence that the AV for these parcels has been captured in the correct area. He stated that he believes that the AV was captured in the 61<sup>st</sup> Avenue and SR 51 TIF, and he is looking into past pay years to find out how much incremental AV was captured from those parcels, and he is exploring the possibility of shifting those funds to the correct TIF area. He said it appears that the county has now moved these parcels into the correct area for pay year 2024. Additionally, Mr. Balsano indicated that he has examined every parcel that should have been included in the US 30 and 69<sup>th</sup> Avenue TIF area and mapped out whether or not they were actually incorporated into this new

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TIF, and he has not encountered any other issues. Mr. Claussen asked if there is a clause in the City's tax abatement agreement policy that states a property owner cannot appeal to an AV less than what was agreed upon when the abatement was granted. Ms. Jacobson said that is correct. She indicated that the abatement adjusts the incentive amount, but if the AV is lower than agreed upon, the incentive will be affected. Mr. Eckerle confirmed that is correct. He said Baker Tilly tracks this information and he has not seen any issues with the City's abatement parcels.

Regarding the **Landscape/Hardscape Projects – Status Report (American Structurepoint)**, Ms. Jacobson stated that Ms. Hinshaw from American Structurepoint is in attendance via Zoom to review the draft plans for the 69<sup>th</sup> Avenue and 61<sup>st</sup> Avenue roundabouts as well as the medians at 61<sup>st</sup> Avenue. She indicated that an initial estimate of \$365,000 has been received, which includes both areas. She said she has reviewed the itemized costs with Mr. Gralik to see if there are certain items that can be decreased or eliminated to possibly reduce this cost. Ms. Jacobson said the plans include a lot of concrete, which is the bulk of the project cost estimate. She stated that there are some boulders proposed for the roundabouts and medians, and she suggested that these could be paired down a bit as a possible cost-saving measure.

Ms. Hinshaw shared her screen, which showed plans for the 61<sup>st</sup> Avenue and Wisconsin Street roundabout. She said the goal is to reduce landscape maintenance while still providing an aesthetically appealing gateway. She indicated that the plan specifies that the center of the roundabout will be filled in with two colors of rock mulch, chipped brick, and river rock to provide some color year-round. She said the existing brick wall will remain, and she pointed out the locations where the three flag poles will be situated within the center. She said the American flag will be 30-feet tall, and the other two will both be 25-feet tall. She showed an example of the two different colors of pavement, which consists of gray concrete with a cross-hatch pattern, and a painted brick band perimeter to provide some color contrast. Ms. Hinshaw stated that the only plants to be installed in this area will be sparse and contained within the center of the roundabout and the splitter islands. She indicated that the specified plants have been chosen based on what has done well and has been easily maintained previously in this area. She said the pavement pattern will continue in the median along the whole 61<sup>st</sup> Avenue corridor east of the roundabout. Additionally, there will be decorative rock mulches in the median planters with a geotech style underneath. She noted that the existing trees will remain in the medians, and a few boulders will be scattered throughout for added aesthetics. She stated that the plans include quite a bit more pavement than initially planned; however, this will significantly reduce future maintenance in the area. She acknowledged that the increased pavement did raise the cost estimate, but she is working with staff to find ways to bring the cost down.

Ms. Hinshaw presented the plans for the 69<sup>th</sup> Avenue and Colorado Street roundabout. She showed examples of the two different types of rocks as well as the boulders. She noted that the boulders are not enormous, but they will be large enough to form lines and create some shapes in lieu of plants. She said because this roundabout has a low wall, she is proposing crabapple trees to be planted within the walls with one large boulder centered in the middle of the roundabout. Ms. Hinshaw explained that the average eye level for drivers is between 3-1/2 and 4 feet, and the roundabout wall is approximately 2 to 2-1/2 feet tall, so motorists should be able to see over the top of the wall. She pointed out the location of the three crabapple trees and noted that plants will be limited to the center of the roundabout. She called attention to three arcs outside the brick

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wall that represent the smaller boulders, and medium size boulders will be situated within the arcs. Ms. Houck asked what types of trees are proposed for the 69<sup>th</sup> Avenue and Colorado Street roundabout. Ms. Hinshaw stated that she is proposing Prairifire Crabapple trees, and she showed an example of what these look like in the spring. She said they are reasonably small trees that are not too dense, but will provide sufficient mass to fill the roundabout. Ms. Jacobson reminded the Commission that there has been a lot of discussion about landscape maintenance and the desire to create a clean look that is easier to maintain. She said the plans may not be elaborate, but at least the completed project can be well-maintained and look nice consistently throughout the year. She noted that the boulders in the medians at 61<sup>st</sup> Avenue will add some interest, but they also add some cost. She asked the Commission for feedback on any items they would like to keep or eliminate from the plans. Ms. Houck noted that the previous landscape plantings have not thrived in the 61<sup>st</sup> Avenue area, so she suggested taking a slower approach to the landscaping to see what is receptive to growing there. She expressed concern about the crabapple trees due to the potential for pavement staining from the fruit falling from the trees. Ms. Hinshaw said the trees will be contained entirely inside the roundabout walls, so she does not believe they will be particularly messy. Ms. Jacobson asked Ms. Hinshaw if she could look at the possibility of switching out those three crabapple trees with non-fruit-bearing trees that are similar in scale and aesthetics. Ms. Broadway suggested planting Redbud trees instead. Ms. Hinshaw stated that Redbuds are not very salt tolerant and she is unsure how much salt spray occurs in this area. However, she noted that Redbud trees propagate quickly and self-replace, so they could be a potential alternative. She stressed the need to plant a hearty species in this area since it has been difficult for plants to grow in this corridor. She noted that the Little Bluestem Grass is the only plant that seems to be thriving in the area and said she has specified other plants based on similar tolerance. Ms. Houck indicated that Redwood and Dogwood trees seem to do well when planted near larger trees that can protect them during a storm; however, the trees proposed for this roundabout will not have that protection. She expressed concern regarding the potential hazard created by any tree limbs that may come down in severe weather. Ms. Broadway asked if there is some type of flowering bush that could be planted there instead of trees. Ms. Hinshaw indicated that she could explore that option and suggested the possibility of planting Ninebark shrubs or some other multi-stem bush with colorful leaves. Mr. Claussen noted that installation of bushes may create sightline issues while navigating the roundabout. Ms. Hinshaw reminded the Commission that there have been some concerns about motorists being able to see around and through the center of the roundabouts, which was part of the thought process behind the specification of trees rather than bushes. She stated that bushes will block the sightlines entirely all the way down to the ground. Ms. Broadway asked if there are any non-fruit-bearing trees that bloom. Ms. Hinshaw said she can investigate different tree varieties to see which are the least fruit-bearing. Ms. Houck asked how long the Commission has to make a decision. Ms. Jacobson said the initial schedule indicates that the project should be ready for bid in May. She asked Ms. Hinshaw if the plantings could be installed on time if the bid date is pushed back a bit. Ms. Hinshaw stated that single species can be changed out easily even after bidding. She presented the draft schedule, which shows a fall planting window of September 1<sup>st</sup> through October 1<sup>st</sup>. She noted that the majority of the work involves pavement installation, which is scheduled to be done prior to the plantings. Mr. Claussen said his opinion is that the boulders can be eliminated because he thinks some of them will not even be seen once the plantings bloom. Ms. Jacobson said she will look into the possibility of eliminating some of the boulders to help bring down the cost a bit. She indicated that the most substantial expense is the

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pavement; however, this option would require little to no maintenance in the future. The RDC members agreed to the move forward with pavement as planned. Ms. Jacobson said she will work with Ms. Hinshaw to make modifications to the smaller items and look for alternative options for the crabapple trees. She said she will email the RDC members with the options that she and Ms. Hinshaw come up with. Mr. Gralik suggested that some of the work could be bid as an alternate since there is a \$47,000 contingency in the estimated total. He stated that depending on the actual bids received, some of the eliminated items could be added back in as an alternate bid. He said that is just something to keep in mind as the bid documents are being prepared. Ms. Jacobson said that is a good idea, and thanked Mr. Gralik for the suggestion.

The next item of business was the **Signage Grant Application – 220 Main Street, Addie Kinsey**. Ms. Hostetler reminded the Commission that Ms. Kinsey previously received signage grant funding for Lira's Lane located at 220 Main Street in downtown. Ms. Kinsey stated that she sold her Lira's Lane business to open a pet retail store called Picky Pet at the same location. She is now requesting \$562.80, which is half of the \$1,125.59 total estimated cost of the new signage. Ms. Hostetler stated that she spoke with Ms. Houck and they both agreed that since funds are available, the RDC should be open to incentivizing and supporting local small businesses. Additionally, she said Attorney Cook has provided the opinion that the grant guidelines do not expressly prohibit Ms. Kinsey from receiving another grant. The new proposed signage consists of a 10-foot by 2½-foot aluminum sign, which is the same size as the existing sign. The signage will have a black background with the business name in pink lettering with a purple shadow. A Certificate of Appropriateness (COA) has been received from the Historic Preservation Commission (HPC) for this signage improvement. Ms. Houck asked Ms. Kinsey when she will be opening the pet store. Ms. Kinsey said she plans to open on May 1<sup>st</sup>. A motion was made by Mr. Claussen to approve the signage grant application for 220 Main Street (Picky Pet) in the amount of \$562.80; seconded by Ms. Plesac. All ayes; motion carried. (4-0)

The next item discussed was the **Comprehensive Plan Update – The Lakota Group**. Mr. Pietrzak introduced Siraj Asfahani, Kevin Clark, and Alexis Stein from the Lakota Group to the Commission. He stated that the City Council and the Plan Commission conducted a Joint Work Session on April 12<sup>th</sup> to discuss the future land use map and the final phase of the comprehensive plan, which includes goals, objectives, and strategies. Mr. Asfahani gave an overview of the planning process, which is in the final phase. He indicated that the comprehensive plan is anticipated to be adopted in early June. He said the future land use map is an important component of the comprehensive plan because it sets forth the expectations for development and creates an overall identity for the community. Mr. Asfahani first reviewed the existing land use map for Hobart. He then reviewed the proposed future land use map, which he said is very much district based. He compared the existing land use with the proposed future land use for each of the main categories: residential, commercial, industrial, and park & recreation. Ms. Jacobson asked if distribution centers would be allowed in both the employment center and industrial use categories. Mr. Asfahani said they are only included in the industrial use category, but could potentially be part of the employment center category.

Mr. Asfahani noted that some changes will be made to the proposed future land use map that are not reflected in the map being presented today. He pointed out that the Silverstone property was originally designated as multifamily residential use, but a decision was made to change it to

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mixed use after input and discussion at the joint work session. He said many attendees commented that there appears to be a lot of industrial use within the 61<sup>st</sup> Avenue and 69<sup>th</sup> Avenue corridors between Clay Street and Mississippi Street, where there are also a lot of conservation areas. He said he reminded everyone that the Lakota Group has developed a conservation zoning district, which has guidelines and zoning principles to follow as those areas are developed. He indicated that the intent is to balance out the natural areas with the economic development potential in some of these areas.

Ms. Jacobson said there is a significant size property at the southeast corner of 61<sup>st</sup> Avenue and Liverpool Road and asked if the future land use map will allow for light industrial development at that location. Mr. Asfahani said that area is designated auto-oriented business and would not allow for light industrial development. He stated that the Lakota Group has had some internal discussion since the joint work session. He said the thought is that is that an employment center designation for this area is less intense and easier to coexist with other land uses in the City. He said the Lakota Group acknowledged that there are some huge sites in Hobart, and agreed that it makes sense to allow employment centers to be a secondary use for sites that are 50 acres or larger as long as they are not designated as any of the residential uses.

Regarding the HSD owned property north of 37<sup>th</sup> Avenue, Mr. Pietrzak noted that the north side of the property is designated as employment center use within the industrial use category on the proposed future land use map. He said the police shooting range is within this portion of the property as well. He pointed out that the west side of the property along the river is designated a conservation area. He indicated that the remaining portion of the property on the south side is shown as multifamily residential use on the presented map. However, he explained that upon discussion and consideration of feedback, he believes this designation will be changed on the final version of the future land use map. Ms. Stein confirmed that it will be changed to commercial use. Mr. Pietrzak said it is important to understand that the future land use map is meant to be a guiding document for future development, but the RDC and the Council would have discretion on any zoning changes.

Regarding the **Signage Grant Application – 223 Center Street, Charlie Gabbard**, the applicant was not present. Ms. Hostetler stated that this grant application is for the installation of signage for Farmhouse Coffee Co., which is a new business located at 223 Center Street. She said the businesses owner, Charlie Gabbard, is requesting \$1,000.00, which is the maximum allowed for signage under the grant guidelines. The proposed signage consists of 3/4-inch thick, high density urethane letters painted white spelling out the business name. A COA has been received from the Historic Preservation Commission. A motion was made by Ms. Plesac to approve the signage grant application for 223 Center Street (Farmhouse Coffee Co.) in the amount of \$1,000.00; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried.(5-0)

The next item of business was the **US 30 & Colorado Street Federal Safety Project – Status Report (Phil Gralik)**. Mr. Gralik stated that the local invoice from INDOT has not yet been paid because the Northwestern Indiana Regional Planning Commission (NIRPC) and INDOT are still trying to work out why the City is being billed 20% of the project cost instead of 10%, which is the standard local match for federal safety projects. He explained that NIRPC is using group 3 funds for a portion of the project, which requires 20% local match funding. He said the City's

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contention is that because this is a federal safety project, it should be a 90/10 split budget, in which the City would pay 10% local match for the entire project. Mr. Gralik informed the RDC that he was made aware that INDOT may consider canceling the entire project due to non-payment of the incorrect invoice. He stated that staff is also waiting on INDOT to issue the purchase order (P.O.) for the City to pay for the wetland mitigation credits that are part of the Indiana Department of Environmental Management (IDEM) permit. He indicated that no work can be done on the southwest quadrant because the ditch at that location has been determined to be wetlands. He explained that the City is required to mitigate that area at a 3:1 ratio through a Department of Natural Resources (DNR) bank, which will cost about \$96,000 to clean out the ditch just for the wetland credits, not for the actual work. Mr. Gralik stated that the pre-construction meeting has already been held, and the contractor is ready to begin work. He said if INDOT cannot give the notice to proceed soon, the contractor will be entitled to renegotiating some of the contract prices. Consequently, the City may need to pay the higher invoice amount to avoid delaying the project. He said it could take 7-10 years for the City to get the overpayment back from INDOT because they will not refund any money until they conduct their own internal audit, which usually does not occur for at least seven years. Ms. Jacobson asked Mr. Gralik if he knows the cost difference between the anticipated invoice amount and actual invoice amount. Mr. Gralik recalled that it was less than \$40,000. Ms. Jacobson stated that the RDC previously passed Resolution 2023-01, which allows funds to be borrowed from the SR 130 & Downtown TIF to pay for this project. She explained that the plan was to fund the project with revenue generated from the US 30 & 69<sup>th</sup> Avenue TIF; however, she reminded the Commission that there are not sufficient funds in this allocation area due to a discrepancy in the estimate and the actual distribution received from the county. She stated that once the Board of Works pays the local match invoice to INDOT, the RDC can then reimburse them for this expense. Mr. Gralik said he anticipates construction will begin within the next 30 days.

Regarding the **61<sup>st</sup> Avenue and Marcella Boulevard Project - Status Report (Phil Gralik)**, Mr. Gralik stated that there are only two right-of-way parcels remaining to be acquired, and all right-of-way needs to be clear by December. He indicated that negotiations are underway with the Arby's site owner as well as the owner of the building behind Wendy's. He said the property located behind Wendy's is an odd-shaped parcel, which includes part of Marcella Boulevard north of 61<sup>st</sup> Avenue; therefore, the City needs to purchase this right-of-way. He indicated that the City recognizes that the acquisition of this right-of-way will impact the parking lot as well as the future use of the building located on the parcel, but he believes the property owner and the City have come to an agreement. Mr. Claussen asked if this project has been pushed back due to the Colorado Street bridge project. Mr. Gralik said the project shifted to fiscal year 2024. He stated that the letting is now scheduled for February 2024, so construction will begin next summer.

The next item of business was the **Approval of Change Order #1 (Grimmer) – Lakefront Park Refuse Enclosure Project**. Ms. Jacobson stated that we do not have a change order yet, but there is a letter from Grimmer Construction in the meeting packet requesting a 30-day time extension for this project. Mr. Gralik stated that Deputy City Engineer Alex Olesker is in the process of preparing the change order, which does not involve any changes in cost. He explained that Grimmer is experiencing some material delays with the brick and is therefore requesting an extension of the project schedule. Ms. Jacobson asked if the change order will need to be signed



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prior to the next RDC meeting since the current substantial completion date is before the next meeting date. Mr. Claussen stated that if the RDC approves the time extension, signing the change order is simply a formality. Attorney Cook agreed, and said the Commission can approve the extension and authorize the RDC President to sign the change order once prepared. A motion was made by Mr. Claussen to approve the extension and authorize the RDC President to sign the change order once prepared; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Approval of Education & Workforce Training Grant Report (#1-2023) – School City of Hobart**, Ms. Hostetler stated that this is the first quarter report from the School City of Hobart (SCOH) for their 2023 grant (*Biomedical Brickies*). They have indicated in this report that the Anatomage table has been ordered, received, and installed. Teachers completed training and are in the process of adding the use of the equipment to their curriculum next school year. All expenditures are complete and a reimbursement request has been submitted. A motion was made by Mr. Claussen to approve the Education & Workforce Training Grant Report (#1-2023) from SCOH; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was the **Request for Reimbursement (SCOH) – 2023 Education & Workforce Training Grant**. Ms. Hostetler stated that SCOH has submitted a request for reimbursement in the amount of \$22,205.49, which is the total amount awarded for their 2023 grant. She said the total cost of the Anatomage table was \$92,440.00, and the remaining amount of \$70,234.51 after the RDC's grant contribution was paid through other funding sources. A motion was made by Mr. Claussen to approve grant payment to SCOH in the amount of \$22,205.49; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Approval of Education & Workforce Training Grant Report (#1-2023) – Merrillville Community School Corporation**, Ms. Hostetler stated that this is the first quarter report from the Merrillville Community School Corporation (MCSC) for their 2023 grant (*Engineering through Carbon Fiber 3D Printing*). They have indicated in this report that the equipment has been ordered, received, and set up. The Advanced Manufacturing class is currently using the carbon fiber 3D printer to test material for structural analysis. All expenditures are complete, but reimbursement forms have not yet been submitted. A motion was made by Mr. Claussen to approve the Education & Workforce Training Grant Report (#1-2023) from MCSC; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Date for Annual Meeting with the Taxing Units**, Ms. Jacobson requested that this meeting be held in conjunction with the RDC's regular meeting at 8:30 a.m. on June 20<sup>th</sup>. There were no objections. A motion was made by Mr. Kelly to approve June 20, 2023 for the annual meeting date with the taxing units; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

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 \$22,445.49; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (5-0)

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<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Claimant</u>	<u>Amount</u>
3/31/2023	16345M-11	Eichhorn & Eichhorn	\$200.00
3/31/2023	16340M-8	Eichhorn & Eichhorn	\$20.00
3/31/2023	16342M-5	Eichhorn & Eichhorn	\$20.00
3/24/2023	N/A	School City of Hobart	\$22,205.49
<b>Total:</b>			<b>\$22,445.49</b>

Regarding the Approval of 2020 Bond Register of Claims, Requisition No. 43 includes a payment to BF&S (Invoice 99746) in the amount of \$9583.12 for inspection services related to the 69<sup>th</sup> Avenue project; two payments to Eichhorn & Eichhorn: Invoice 16346M-10 in the amount of \$40.00 for legal services related to the Local Trax project, and invoice 16533M-8 in the amount of \$60.00 for legal services related to the 69<sup>th</sup> Avenue project; and two payments to the Board of Works: one in the amount of \$134,300.00 for reimbursement of TIF eligible parcel acquisition (Parcels 7 & 7a) related to the 61<sup>st</sup> Avenue and Marcella Boulevard project, and one in the amount of \$120.00 for reimbursement of legal fees paid to Westland & Bennett related to TIF eligible parcel acquisition (Parcel 8) for the 61<sup>st</sup> Avenue and Marcella Boulevard project. A motion was made by Ms. Plesac to approve Requisition No. 43 in the amount of \$144,103.12; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (5-0)

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. 10 includes a reimbursement to the Board of Works for a payment in the amount of \$141,442.94 to G.E. Marshall for construction services related to this project. A motion was made by Mr. Claussen to approve Requisition No. 10 in the amount of \$141,442.94; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

**Staff Report** – Ms. Jacobson reported that The Lakota Group will be hosting a Community Workshop at 5:00 p.m. on Thursday, April 20<sup>th</sup> at City Hall to gather public input for the comprehensive plan. She encouraged the RDC members to attend.

Ms. Jacobson stated that Deputy City Engineer Alex Olesker provided her with a brief update on the 82<sup>nd</sup> Avenue project. She said there is about 50 feet of storm sewers left to install, and the box culverts are in process of being installed. She said Mr. Olesker indicated that there may be some downtime to allow the ground to dry out before the actual road construction can begin.

Ms. Jacobson reminded the Commission that Attorney McCarthy had requested that a committee be formed with representatives from the Plan Commission, HSD, and RDC regarding the HSD owned property to identify the type of land use, determine how the Request for Proposals (RFP) should be crafted, and decide how the property transition should take place. She informed the RDC that the committee members will include herself, Carla Houck, Matt Claussen, Bob Fulton, Joe Broadaway, Rich Lain, Attorney McCarthy, and Mayor Snedecor. She said the first committee meeting will be held soon. Mr. Fulton indicated that this meeting may be needed sooner than anticipated. He explained that he was contacted last week by someone who is interested in the property, and he is awaiting a phone call today or tomorrow. Ms. Jacobson

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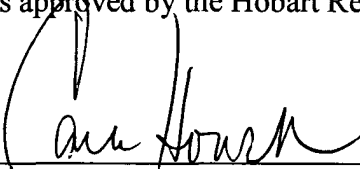
reminded Mr. Fulton and the Commission that the parcel needs to be subdivided before the sale of the property can take place, which is a process that will take some time. Mr. Fulton stated that he understands, but he does not want to seem non-receptive.

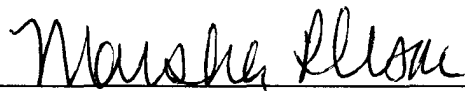
Ms. Jacobson informed the Commission that there was a credit on Attorney Cook's March invoice for the 61<sup>st</sup> Avenue and Marcella Boulevard project. She explained that there were some procedural matters to work through with Eichhorn & Eichhorn when Attorney Cook took over as RDC Attorney due to requirements set forth by the State Board of Accounts (SBOA). As a result, the RDC overpaid on an invoice related to the 61<sup>st</sup> Avenue and Marcella Boulevard project, so there is now a credit of \$720.00 for this project. She said future invoices will not appear on the register of claims until the charges exceed this amount.

Adjournment - The meeting was adjourned at 10:14 a.m.

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

Minutes approved by the Hobart Redevelopment Commission on MAY 15, 2023.

  
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Carla Houck, President

  
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Attest: MARSHA PLESAC, SECRETARY