

**May 17, 2021, Regular Meeting Minutes**  
**HOBART REDEVELOPMENT COMMISSION**

President Carla Houck called the May 17, 2021, 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, 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 (*via Zoom*), Marsha Plesac (*via Zoom*), Matthew Claussen, Pam Broadaway, and Judy Dunlap (*via Zoom; joined during New Business*). Also present: Beth Jacobson, Director of Development; Heather McCarthy, City Attorney; Deborah Longer, Clerk-Treasurer; Bob Fulton, Assistant to the Mayor; Greg Lorig, American Structurepoint (*via Zoom*); Matt Eckerle, Baker Tilly (*via Zoom*); Greg Balsano, Baker Tilly (*via Zoom*); Nancy Granger, 437 E. 3<sup>rd</sup> Street; Jake Dammarell, Butler Fairman & Seufert (BF&S); Phil Gralik, City Engineer; and Dawn Hostetler, RDC Recording Secretary. Absent: Anthony DeBonis, RDC Attorney.

Under **Approval of Agenda**, a motion was made by Ms. Broadaway to approve the agenda as presented; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Minutes of April 19, 2021, Regular Meeting**, a motion was made by Ms. Broadaway to approve the April 19, 2021, Regular Meeting minutes as presented; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Treasurer's Report**, the April investment statements for Fund 406 and Fund 410, plus the most current fund & appropriation reports for Fund 406, Fund 410, and Fund 250 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 **TRAX Project – Status Report**. Ms. Jacobson stated that Greg Lorig of American Structurepoint is in attendance via Zoom to give an update on the Local Trax project. She said a summary sheet was included in the RDC meeting packet, which shows a preliminary schedule and estimate breakdowns. Mr. Lorig reported that the geotechnical subcontractor Terracon is expected to start soil boring work today, which should take a couple of weeks to complete depending on the weather. He said traffic control and flaggers will be in place next week while the borings on the east side of Colorado Street are taken. Mr. Lorig stated that American Structurepoint is in the process of finalizing the retaining wall limits, which will be adjacent to the new bridge embankment. He said there are some exterior ditches that will be outside those retaining walls. He indicated that most of the construction limits are anticipated to be finalized this week or next. Then, the right-of-way engineering will begin and is expected to be complete by the middle of July. He said the project is on schedule for letting in August 2022.

Ms. Houck asked if any road closures are expected for this project this year. Mr. Lorig said he does not believe there will be any full closures until construction begins in 2023. Mr. Claussen asked Mr. Gralik if a decision has been made whether to close Colorado Street for the duration of construction or to build a landing off the roadway to accommodate the crane and allow the road to remain open during construction. Mr. Gralik stated that American Structurepoint was asked to

**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

review the designs and provide a summary of the construction sequence. He said that after discussion with the Mayor, a decision was made to close Colorado Street for the duration of construction. He explained that it was determined that the road would only be able to remain open for a short period of time; therefore, it was not worth spending hundreds of thousands of dollars to build a temporary landing. Mr. Lorig stated that the road would only be able to stay open for about two months if a crane pad were built. Mr. Gralik stated that when American Structurepoint reexamined the bridge design, they realized that the wing wall and the abutment (east side of the substructure) will encompass part of the travel lane of Colorado Street requiring the road to be closed during that portion of construction. Ms. Broadaway asked approximately how long Colorado Street will be closed for construction. Mr. Lorig said it is expected to be closed for one construction season, which is about 6-9 months. Mr. Claussen expressed concern about Colorado Street being closed for the duration of construction because most of the traffic would shift to Marcella Boulevard, which may be under construction at the same time. He said he thought the reason for shifting the alignment of Colorado Street was to avoid a long-term road closure. Mr. Gralik noted that was one of the reasons, but not the only reason.

Regarding the **Award of Disposition of Property Located North of 61<sup>st</sup> Avenue and West of Arizona Street**, Ms. Jacobson stated that staff has reviewed the submission received from Steiner Homes and found it to be consistent with the requirements of the Request for Proposals (RFP). She said the submitted offering sheet meets the requirements of the minimum asking price of the property. She indicated that this item on the agenda is a request for the RDC to make a motion for disposition of the property to Steiner Homes subject to all legal documents being in order. Once these documents are prepared, the RDC would then need to take action on the approval of the sales contract, and the deed would eventually need to be signed by the RDC President. Ms. Jacobson stated that Randy Rompola of Barnes & Thornburg has recommended the implementation of a clawback provision to regain ownership of the property in the event that the terms of the agreement are not met.

Mr. Claussen asked for clarification regarding the paragraph in Mr. Steiner's letter requesting the City to back the loan and provide infrastructure assistance. Ms. Jacobson stated that these requests were included in Mr. Steiner's initial letter dated April 15, 2021; however, Mr. Steiner has since indicated that the City's backing and infrastructure assistance are not necessary, and he would like to proceed with his offer without those items in place. She read aloud an updated letter from Mr. Steiner dated May 10, 2021, which was included in the meeting packet and specifies the removal of these requests. Ms. Longer noted a typographical error in Mr. Steiner's letter. The offering price is \$605,500.00, but the three payments identified add up to \$605,000.00, which is \$500.00 short. A motion was made by Ms. Broadaway to award the disposition of the property located north of 61<sup>st</sup> Avenue and west of Arizona Street to Steiner Homes in the amount of \$605,500.00; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was the **Estimates of Tax Increment for 2022 – Baker Tilly**. Mr. Eckerle introduced his associate, Greg Balsano, who will be presenting the annual update on the estimates of tax increment for the City's three tax increment allocation areas. Mr. Balsano stated that the tax increment is estimated based upon existing property as well as future developments

**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

throughout the three areas. Regarding the analysis of the SR 130 and Greater Downtown Redevelopment Area, he reported that the estimated tax increment revenue to be received in this district is \$460,630.00 in 2021, and \$462,090.00 in 2022. He said the estimated tax increment is expected to slightly increase over the years as existing tax abatements expire. Mr. Balsano compared the estimated tax increment to the outstanding 2015 lease rental bond obligations, which shows an approximate coverage level of 200% before any other expenses are made from this TIF area. He said the debt payments are between \$230,000.00 and \$240,000.00 a year, and the tax increment estimates are around \$460,000-\$470,000 a year, which leaves about \$230,000.00 for other expenses and pay-as-you-go projects. He pointed out that the outstanding debt amortization for the 2015 lease rental bonds show that there is \$4,191,000.00 in payments remaining from now until 2039. Mr. Balsano reviewed a summary of an illustrative bond for informational purposes if the RDC decides to issue future debt. He said the RDC could issue a \$1,745,000.00 bond, which would generate about \$1,380,000.00 in net proceeds for projects with a remaining coverage level of 125%. He stated that the last page of each analysis includes the redevelopment district debt limit, which is \$6,774,894.00.

Mr. Balsano reviewed the analysis of the 61<sup>st</sup> Avenue and SR 51 Economic Development Area, which includes TIF generating parcels in both Hobart Township and Ross Township as well as TIF generated by Hanson Cold Storage's personal property. He reported that the total estimated tax increment revenue to be received in this district is \$2,511,380.00 in 2021, and \$2,696,920.00 in 2022. He stated that the estimated tax increment revenue for this TIF district will increase to \$3,920,170.00 by 2031 due to the expiration of abatements from all three revenue sources. Mr. Balsano compared the estimated tax increment to the outstanding debt obligations, which shows a coverage level that ranges from 115% to 134% before any other expenses are made from this TIF area. He pointed out that as the tax increment revenue increases each year, the debt service payments also increase, particularly with the 2020 bonds. Mr. Eckerle noted that both the SR 130/Downtown and the US 30/69<sup>th</sup> Avenue areas include illustrative bonds to show capacity; however, the 61<sup>st</sup> Avenue/SR 51 area is essentially maxed out in terms of debt capacity. He indicated that a bond could potentially be issued in the future if additional development occurs in this area. Mr. Balsano stated that the amortization schedules for all of the outstanding bonds are included in this analysis, including the 2009 series B bonds, the 2010 series B (recovery zone) bonds, the 2014 lease rental revenue bonds, the 2016 refunding bonds, and the 2020 lease rental revenue bonds.

Mr. Balsano reviewed the analysis of the US 30 and 69<sup>th</sup> Avenue Economic Development Area, in which the majority of the tax increment will come from future development. He stated that the base year for this TIF district was 2020, so 2021 will be the first year for potential tax increment collection from this area. He indicated that the estimated tax increment from the recently constructed BJ's Brewhouse is \$28,950.00 in 2023. Additionally, he reported that the estimated tax increment revenue to be received in this district is \$11,350.00 in 2021, and rises each year as real property tax abatement for Jefferson, LLC expires. Mr. Balsano noted that there are some outstanding appeals in this area, mainly on the Southlake Mall properties, that could potentially be settled. He said if these appeals are settled, they are anticipated to be back

**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

dated to pay year 2020. He stated that when the net assessed value comes down, the base assessed value comes down with it, which means there would be no impact on the incremental assessed value as noted in the analysis. Mr. Balsano called attention to the estimated tax increment from Albanese's personal property, which includes Jefferson, LLC; Hancock Enterprises, LLC; and Paine, LLC. He said these estimates incorporate future investments that are planned as noted in the analysis. He pointed out that the analysis includes an illustration of the estimated annual combined tax increment revenue from all the sources in this area. He reported that the total estimated tax increment revenue to be received in this district is \$42,460.00 in 2021, and increases to \$1,043,950.00 by 2033 based on the known development at this time. Mr. Balsano reviewed a summary of an illustrative bond for informational purposes if the RDC decides to issue future debt. He said there is currently no outstanding debt for this area, so the RDC could issue a \$8,235,000.00 bond, which would generate \$6,230,000.00 in net proceeds for projects and maintain a coverage level of 125%. He compared the estimated tax increment to the illustrative annual debt service for this illustrative bond, which shows a coverage level that ranges from 125% to 199% before any other expenses are made from this TIF area.

Ms. Longer asked what type of assessment was used for the mall parcels to estimate future tax increment. Mr. Balsano stated that for the mall properties, Baker Tilly used the pay 2021 assessed value received from the auditor's office. He said Baker Tilly has not made any assumptions for the outstanding appeals because they are believed to be back dated to pay 2020. He stated that if and when the net assessed value decline happens, he believes the base assessed value will decline with it, so there would not be an incremental impact. Ms. Longer informed the Commission that she, along with Mr. Eckerle and Mr. Balsano, are monitoring these appeals very closely. She indicated that they are still in dispute, and no decision has been made yet by the court of appeals. Mr. Eckerle stated that Baker Tilly is aware of the outstanding appeals, some of which date back to 2014 assessed values. He indicated that if an assessed value is adjusted in 2021, he believes the base value will be adjusted to measure against the amount of the appeal settlement because the appeal process started before the TIF area was established. He said that as the City learns more about the settlements, Baker Tilly will be in contact with the auditor's office to determine the impact they will have on the TIF.

Ms. Jacobson asked Mr. Eckerle if he could discuss the process and factors involved in making a decision to remove the mall parcels from the TIF district if necessary. Mr. Eckerle stated that as part of this annual work for the RDC, Baker Tilly examines all three TIF areas to determine if there are any parcels that are limiting the RDC's ability to maximize the incremental assessed value taxing and the resulting tax increment revenue. He cited a hypothetical situation in which the structures on the mall parcels were to be razed, resulting in the amount of improvement value being eliminated. He said a situation such as this would need to be monitored closely to see what that loss of improvement value would do to the RDC's ability to capture new assessed value from other development. If the RDC ultimately decides to amend the area to remove those parcels that have negative increment, it would require basically the same public process as establishing the TIF district. The RDC would need to approve a declaratory resolution amending

**May 17, 2021, Regular Meeting Minutes**  
**HOBART REDEVELOPMENT COMMISSION**

the plan, the Plan Commission and the City Council would each need to approve resolutions, then the RDC would need to hold a public hearing and approve a confirmatory resolution. Mr. Eckerle stated that he and Mr. Balsano would help identify and quantify the financial impacts of that action if that were something the RDC wanted to pursue. He said Baker Tilly will continue to monitor such matters, keep City staff informed as to what is happening, provide input and discuss options, then present to the RDC as needed. Ms. Jacobson thanked Mr. Eckerle for explaining this process to the RDC. She noted that this is not a situation that is necessary at this time, but she wanted to inform the Commission that there are options should the situation change.

Regarding **Resolution 2021-06: Resolution of the City of Hobart Redevelopment Commission Determining that the Tax Increment which may be Collected in the Year 2022 from the State Road 130 Industrial Area and Greater Downtown Hobart Redevelopment Area is Needed to Satisfy Obligations of the Commission**, Ms. Jacobson stated that actions on Resolutions 2021-06, 2021-07, and 2021-08 are needed to state the RDC's intention to capture 100% of the eligible 2022 tax increment generated in each of the three TIF districts. She said the RDC's spending plans indicate a need to capture all the increment in order to meet debt and lease obligations as well as fund capital improvement projects that are outlined in the plans. Ms. Houck asked for an explanation regarding item 1 on page 2 of the resolutions, which reads in part: *"The Commission determines that the sum of the balance in the Allocation Fund in 2022, when combined with future investment earnings on that balance and the resultant tax increment to be collected in 2022, will not be sufficient to satisfy the obligations of the Commission over the term or terms of those obligations."* Ms. Jacobson stated there are more project needs than funds available. Ms. Longer indicated that the RDC's spending plans are an important factor in this determination. She explained that the RDC can justify the need to capture 100% of the tax increment because there is not enough revenue to cover all the projects and expenses identified in the long-term spending plans. Ms. Houck said she just wanted to clarify that to ensure no one thinks that the RDC has exceeded its obligations and that there will not be enough revenue collected to cover expenses. A motion was made by Mr. Claussen to approve Resolution 2021-06; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding **Resolution 2021-07: Resolution of the City of Hobart Redevelopment Commission Determining that the Tax Increment which may be Collected in the Year 2022 from the 61<sup>st</sup> Avenue and State Road 51 Economic Development Area is Needed to Satisfy Obligations of the Commission**, a motion was made by Mr. Claussen to approve Resolution 2021-07; seconded by Ms. Broadway. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding **Resolution 2021-08: Resolution of the City of Hobart Redevelopment Commission Determining that the Tax Increment which may be Collected in the Year 2022 from the US 30 and 69<sup>th</sup> Avenue Economic Development Area is Needed to Satisfy Obligations of the Commission**, a motion was made by Mr. Claussen to approve Resolution 2021-08; seconded by Ms. Broadway. Roll call vote taken: All ayes; motion carried. (5-0)

**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

The next item of business was the **Approval of 2022 Redevelopment Commission Budgets (Fund 406, Fund 410, Fund 412, & Fund 250)**. Ms. Jacobson first reviewed Fund 250, which is a non-TIF fund related to vacant building deduction abatements. She indicated that this fund is overbudgeted and is proposed with the same line item amounts as last year.

In regards to Fund 412, Ms. Jacobson stated that there are no debt obligations for this fund, so she simply added the total projected 2021 TIF revenue of \$47,080.00 plus the total projected 2022 TIF revenue of \$127,670.00 to reach a total budgeted amount of \$174,750.00. She noted that there is an increase in most of the line items since more TIF revenue is expected in 2022. She said a portion of her salary is proposed to be added in the *Director of Development* line item because she will be spending a significant amount of time working on projects in this district. She stated that there will not be enough money in this fund in 2022 to take on major projects, so she tried to distribute it evenly among the different line items that may be needed.

In regards to Fund 410, Ms. Jacobson started with the current fund balance of \$3,147,569.00, then added the current invested amount of \$1,640,866.00, plus the total projected 2021 TIF revenue of \$2,393,760.00, and half of the total projected 2022 TIF revenue of \$1,280,580.00 to reach a total of \$8,462,775.00. She then subtracted all the debt service not including leases in the amount of \$789,864.00 to reach a total budgeted amount of \$7,672,911.00. She pointed out a new proposed *Economic Development Secretary* line item for a portion of Ms. Hostetler's salary in the amount of \$2,500.00, which would result in a salary increase. She indicated that Ms. Hostetler spends a significant amount of time managing projects within the TIF districts and is extremely thorough and organized in her work responsibilities. Ms. Houck stated that Ms. Hostetler is a loyal and dedicated employee, and she believes this increase is warranted. She said it is important to note that the Redevelopment Department has been reduced from three staff members to two, which is a significant savings for the City. She commended Ms. Jacobson for allocating this increase directly from the funds generated by the TIF districts, which is where the majority of Ms. Hostetler's efforts are devoted. Ms. Longer stated that the final determination of line items related to staff salary are subject to City Council's adoption of the salary ordinance later this year. Mr. Claussen stated that he is in favor of this increase, and he does not think the Council will have any issues approving it within the salary ordinance. Ms. Jacobson stated that many of the line item amounts remained the same as last year; however, because there will be quite a bit of activity in this TIF district in 2022, the *Consultant, Contractual Agreements, Land, Improvements, and Equipment* line items have been increased. The *Infrastructure* line item was decreased in anticipation that more money will be needed for land acquisition than infrastructure in 2022. She indicated that these are both 400 series line items, so funds can be transferred within this series without difficulty if needed.

Ms. Broadway asked if the increases to the *Land* and *Infrastructure* line items for Fund 412 were related to the ongoing 69<sup>th</sup> Avenue project or future projects. Ms. Jacobson stated that these increases are not related to any current project. However, there may be a need for the RDC to financially participate in future projects such as the US 30 federal safety project at Colorado Street and US 30, improvements needed near the KFC restaurant, and the 82<sup>nd</sup> Avenue extension.

**May 17, 2021, Regular Meeting Minutes**  
**HOBART REDEVELOPMENT COMMISSION**

She said these fund amounts are not enough for the RDC to pay for any of these three projects in full, but the Commission could make a determination to contribute to the projects, and those projects will be discussed at the upcoming work session. She indicated that these line items were increased in anticipation of these projects.

Regarding Fund 406, Ms. Jacobson started with the current fund balance of \$2,996,653.00, then added the current investment amount of \$1,251,182.00, plus the total projected 2021 TIF revenue of \$448,010.00, and half of the total projected 2022 TIF revenue of \$224,350.00 to reach a total budgeted amount of \$4,920,195.00. She noted that the *Infrastructure* line item has been slightly increased, and both the *Improvements* and *Building Renovations* line items have been decreased. She stated that other than possible parking signage in downtown, there are currently no other projects planned that would fall under the *Improvements* and *Building Renovations* line items. There are also no building renovations projected to occur in the near future. This proposed budget also includes \$2,500.00 in the new *Economic Development Secretary* line item. A motion was made by Ms. Broadaway to approve the 2022 RDC budgets for Fund 406, Fund 410, Fund 412, and Fund 250; seconded by Mr. Claussen. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was the **Awning Grant Application – 437 E. 3rd Street, Nancy Granger**. Ms. Hostetler stated that this grant application is for the installation of an awning over the storefront of Granger’s restaurant. The applicant is requesting \$1,000.00, which is the maximum allowed under the grant guidelines. The proposed awning is a traditional style, black canvas awning with the business name depicted in red lettering. The awning will consist of an aluminum frame with rigid valance and closed ends. The overall size is twenty (20) feet and two (2) inches wide with a drop of three (3) feet, six (6) inches and a projection of three (3) feet, six (6) inches. A Certificate of Appropriateness (COA) has been received from the Historic Preservation Commission (HPC) for this work. The COA indicates that the existing wood signboard is not original to the building and may be removed if needed to install the new awning.

Ms. Houck asked Ms. Granger if she has any plans for providing outdoor seating for the restaurant. Ms. Granger indicated that the only option for outdoor seating that is allowable by the Indiana Alcohol and Tobacco Commission (ATC) is the possibility of building a deck at the back of the restaurant. However, this option would require the installation of a sidewalk in order to have access to the deck. She stated she will be meeting with the Mayor to discuss the new sidewalk plans. Ms. Houck said she hopes everything works out. A motion was made by Mr. Claussen to approve the awning grant application for 437 E. 3<sup>rd</sup> Street (Granger’s) in the amount of \$1,000.00; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the **Northwind Parkway Extension Project – Right-of-Way Services Agreement**, Mr. Dammarell stated that this agreement is for the appraisals, review of appraisals, purchasing, and right-of-way management of the Northwind Parkway extension and 61<sup>st</sup> Avenue roundabout project. He said there are eight parcels in which right-of-way is needed for this project. He called attention to appendix D of the agreement, which indicates that the total not-to-exceed

**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

amount is \$84,950.00. Mr. Dammarell stated that these fees are billed on a per parcel basis. He explained that if a parcel is no longer needed for the project, the RDC would not be charged any fees associated with that particular parcel. Ms. Jacobson noted that the Board of Works will co-sign this agreement. She explained that since the Board of Works meets twice a month, it could approve time sensitive payments quicker should such an occasion arise. The RDC could then reimburse the Board. She stated that the Board of Works will be taking action on this agreement at its meeting this Wednesday. A motion was made by Mr. Claussen to approve the right-of-way services agreement with BF&S for the Northwind Parkway extension and 61<sup>st</sup> Avenue roundabout intersection in a not-to-exceed amount of \$84,950.00; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Ms. Jacobson reviewed the invoices on the Register of Claims. Fund 410 will be reimbursed 50% (\$1,561.76) of the total amount of Barnes & Thornburg invoice 2462186 from Fund 412 once TIF revenue is available from the US 30 & 69<sup>th</sup> Avenue Economic Development Area. Invoice 92710A from BF&S will be submitted to INDOT for 80% reimbursement once it is paid in full. Attorney McCarthy said she has not yet reviewed and approved the invoices from Attorney DeBonis. A motion was made by Ms. Plesac to approve the register of claims in the amount of \$7,204.55 contingent upon City Attorney McCarthy's approval of Attorney DeBonis' invoices; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (5-0)

<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Claimant</u>	<u>Amount</u>
4/12/2021	2857	Anthony DeBonis, Jr. & Assoc.	\$400.00
4/12/2021	2858	Anthony DeBonis, Jr. & Assoc.	\$150.00
4/12/2021	2862	Anthony DeBonis, Jr. & Assoc.	\$300.00
4/12/2021	2863	Anthony DeBonis, Jr. & Assoc.	\$100.00
4/14/2021	2462186	Barnes & Thornburg	\$3,123.53
4/20/2021	BTMA9597	Baker Tilly	\$1,850.00
4/21/2021	92710A	BF&S	\$1,281.02
<b>Total:</b>			<b>\$7,204.55</b>

The next item of business was the Acknowledgement of Pre-Paid Invoices, which is needed for documentation purposes in rare instances when the Clerk-Treasurer's office must pay invoices that are due prior to an RDC meeting. Ms. Jacobson stated that the prepaid register of claims includes two payments of \$25.00 each for the recording fees associated with the resolutions to amend the Economic Development Area (EDA) plans. A motion was made by Ms. Broadway to approve the prepaid register of claims in the amount of \$50.00; seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried. (5-0)

Regarding the Approval of 2020 Bond Register of Claims, Requisition No. 20 includes two payments to BF&S: Invoice 92708 in the amount of \$22,810.56 for engineering related to 61<sup>st</sup> Avenue and Marcella Boulevard improvements and invoice 92712 in the amount of \$23,090.44 for inspection related to the 69<sup>th</sup> Avenue project; and three payments to Attorney DeBonis: Invoice 2856 in the amount of \$350.00 for legal services related to the 69<sup>th</sup> Avenue project, invoice 2861 in the amount of \$50.00 for legal services related to the local TRAX project, and



**May 17, 2021, Regular Meeting Minutes  
HOBART REDEVELOPMENT COMMISSION**

invoice 2864 in the amount of \$100.00 for legal services related to 61<sup>st</sup> Avenue and Marcella Boulevard improvements. A motion was made by Mr. Claussen to approve Requisition No. 20 in the amount of \$46,401.00 contingent upon City Attorney McCarthy's approval of Attorney DeBonis' invoices seconded by Ms. Plesac. Roll call vote taken: All ayes; motion carried (5-0)

**Staff Report** – Ms. Jacobson called attention to a general services agreement (GSA) task order that was included in the meeting packet. She said this task order is for BF&S to assist with the cash flow analyses for the projects within the 61<sup>st</sup> Avenue TIF district including the 61<sup>st</sup> Avenue and Marcella Boulevard intersection, the 61<sup>st</sup> Avenue and Northwind Parkway extension and intersection, the 61<sup>st</sup> Avenue and Colorado Street intersection, and the Colorado Street widening project. She stated that the cash flow information provided by BF&S will be used during the upcoming work session to help the RDC prioritize projects.

Ms. Jacobson stated that staff will be requesting availability for the upcoming RDC Work Session. She said she anticipates about an hour and a half will be needed for this meeting, but she wants to provide as much flexibility as possible. She stated that she would like to have as many members attend as possible, even if only for a portion of the meeting. Ms. Jacobson asked if the Commission preferred this meeting to be held in the morning, afternoon, or evening. The Commission agreed that a morning meeting would work best. She said that staff will propose some dates about 2-3 weeks out.

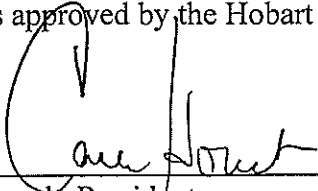
Ms. Jacobson stated that a meeting is scheduled for May 25<sup>th</sup> to discuss a list of parcels that the Clerk-Treasurer has provided to staff regarding potential reimbursement from the RDC for parcel acquisition from various projects over the last several years. She said after this internal meeting, she will have a broader discussion with the Commission based on the outcome.

Ms. Broadaway reported that Thomas Byelick was recently hired as the new executive director of the Hobart Chamber of Commerce. She invited the Commission to attend a meet and greet mixer at the Chamber office on Thursday, May 20<sup>th</sup> from 5:00-7:00 p.m. Appetizers and beverages will be provided by Granger's.

Adjournment - The meeting was adjourned at 9:46 a.m.

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

Minutes approved by the Hobart Redevelopment Commission on JUNE 21, 2021.

  
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Carla Houck, President

  
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Attest: **MARSHA PLESAC**