

June 27, 2022, Regular Meeting Minutes
HOBART REDEVELOPMENT COMMISSION

President Carla Houck called the June 27, 2022, 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, Marsha Plesac (*arrived via Zoom during Treasurer's Report*), Matthew Claussen, Pam Broadaway, and Stuart Schultz. Also present: Beth Jacobson, Director of Development; Ryan Cook, RDC Attorney; Heather McCarthy, City Attorney; Greg Balsano, Baker-Tilly; Ross Pietrzak, City Planner; Deborah Longer, Clerk-Treasurer; Brian Snedecor, Mayor; Kelly Goodpaster, Parks Director; Phil Gralik, City Engineer; Greg Lorig, American Structurepoint (*via Zoom*); Addie Kinsey, 220 Main Street (*via Zoom*); Tommy Forbes, 200 Main Street; 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 Mr. Claussen. All ayes; motion carried. (4-0)

Regarding the **Minutes of May 16, 2022, Regular Meeting**, a motion was made by Mr. Claussen to approve the May 16, 2022, Regular Meeting minutes as presented; seconded by Ms. Broadaway. All ayes; motion carried. (4-0)

Regarding the **Treasurer's Report**, the May investment statements for Fund 4445 (*formerly 406*) and Fund 4450 (*formerly 410*), plus the most current fund & appropriation reports for Fund 4445, Fund 4450, Fund 4455 (*formerly 412*), and Fund 2527 (*formerly 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**. Mr. Lorig stated that a public information meeting was held on June 8th at City Hall and via Zoom. He said there was minimal attendance despite the fact that a meeting notice was mailed to nearby property owners, and a press release was published in the local newspapers as well as posted on the City's website. He said all public information requirements have been met. He indicated that American Structurepoint is currently working on right-of-way acquisition and reported that one of the four parcels has been secured and submitted to INDOT for payment processing. He said the property owners of one of the parcels had some queries, so American Structurepoint's buyer met with them onsite to address their concerns. He indicated that it was a positive meeting and they are working on a counteroffer to submit. He stated that a response to an offer is awaited from another parcel owner. Mr. Lorig reported that the stage 3 designs were submitted to INDOT last week, so all the design items are on schedule. He stated that the letting date is still set for November 16th, but there is a strong possibility that it will be delayed due to outstanding right-of-way parcels. He noted that INDOT has the ability to let projects with exception, so it is possible they could consider letting the project without all the properties secured. He indicated that one of the outstanding parcels is particularly critical to the project. Mr. Lorig stated that after the last meeting, he received feedback regarding the RDC's preference for the pedestrian handrails, so this selection has been incorporated into the project plans and specifications.

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Ms. Houck noted that the final environmental approval date of April 25, 2022, is highlighted on the schedule that was included in the meeting packet and asked if this is still pending. Mr. Lorig stated that the final environmental document was approved on April 22nd. Ms. Jacobson reported that a video recording of the public information meeting is posted on the City's website. She asked Mr. Lorig if he is aware of any potential cost increases in regards to this project. Mr. Lorig stated that the cost estimate submitted with the stage 3 design was higher than the previous estimate, but said he did not have the specific numbers readily available. He said there will need to be some future discussions regarding cost increases.

Regarding the **Request for Signage Grant Payment – 220 Main Street, Addie Kinsey**, Ms. Hostetler stated that the applicant has submitted all the necessary reimbursement paperwork including the grant request form, proof of payment, and final waiver of lien from Signs by Tomorrow. A motion was made by Mr. Kelly to approve the signage grant payment in amount of \$488.90 for 220 Main Street (Lira's Lane); seconded by Ms. Broadaway. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was **Façade & Signage Grant Applications – 200 Main Street, Thomas Forbes**. Ms. Hostetler introduced Tommy Forbes, who recently purchased the former Villa del Sol location downtown at 200 Main Street, where he will be opening a new restaurant called Tavern on the Lake. Mr. Forbes has submitted an application for a façade grant and a separate application for a signage grant. The proposed signage includes backlit channel letters with brushed gold lettering, which will be installed on a black, metal backer that will hide the wiring. The estimated contract amount is \$7,704.00, and the applicant is requesting \$1,000.00, which is the maximum allowed for signage under the grant guidelines. The proposed façade work includes the replacement of the existing single door and side window in the front entryway with double doors comprised of aluminum frames and insulated safety glass as well as the replacement of the front and side windows with bi-fold panel windows to fit the existing openings. The work also involves the removal of the existing metal panels above the storefront entryway as well as the removal of the metal awnings on the side of the building facing 2nd Street. The proposed project includes the installation of black metal coping and trim as well as Nichiha fiber cement panels that mimic the look of wood to be installed along the length of the front façade above the storefront doors and windows. Additionally, textured black gooseneck lights will be installed on each side of the signage, and iron sconce lights will be installed on each side of the storefront windows. A Certificate of Appropriateness (COA), which includes both the signage and façade work, has been received from the Historic Preservation Commission (HPC). The applicant is requesting \$38,900.00, which is half of the total estimated cost of improvements.

A motion was made by Mr. Claussen to approve the signage grant application for 200 Main Street (Tavern on the Lake) in the amount of \$1,000.00; seconded by Ms. Broadaway. Roll call vote taken: All ayes; motion carried. (5-0)

A motion was made by Mr. Claussen to approve the facade grant application for 200 Main Street (Tavern on the Lake) in the amount of \$38,900.00; seconded by Ms. Broadaway. Roll call vote taken: All ayes; motion carried. (5-0)

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In addition to the signage and façade improvements, which are not grant eligible, Mr. Forbes plans to renovate the back patio of the restaurant. The patio dining area will be completely reconstructed with the installation of new concrete, fencing, landscaping, and string lighting. Mr. Forbes said he plans to have live music on the patio for patrons to enjoy while dining. He stated that he grew up in Hobart and has previously owned several restaurants in Crown Point. He indicated that he wanted to open a restaurant along the lakefront in his hometown. He said Tavern on the Lake will be a family friendly gastropub. Ms. Houck asked when the restaurant is anticipated to open for business. Mr. Forbes said he is hoping to open sometime in September. Ms. Jacobson stated that she will be discussing some potential dumpster locations for this property later in the meeting under staff report.

The next item of business was the Annual Meeting with Taxing Units. Mr. Balsano stated that each taxing unit that overlaps with the City's TIF areas is invited annually to learn about the RDC's current activities, long-term plans for the allocation areas as well as the impact TIF has on the taxing units. He said the information presented is an extension of the annual TIF estimates provided to the RDC. He first called attention to maps of each of the three TIF districts and noted that there are a total of four allocation areas. He then presented an overview of the outstanding redevelopment debt obligations, which are payable from TIF revenues. The main purpose for issuing this debt is to fund various public improvement and infrastructure projects. Mr. Balsano reviewed a summary of outstanding non-redevelopment debt related to other City issued bonds that are payable from sources other than TIF revenue.

Mr. Balsano provided an illustration showing various taxpayer impacts and the tax levy needed if projects funded by the RDC via TIF revenue were instead funded by tax payable debt. He stated that for 2022, the additional property tax rate that would need to be generated in order to pay all the debt payments currently being paid from TIF revenues is approximately \$0.1433. He gave an overview of the impact to the average tax payer in Hobart. Property taxes would increase by nearly \$47 for a home valued at \$100,000, about \$99 for a home valued at \$155,900, and around \$140 for a home valued at \$200,000 if projects were funded by property taxes rather than TIF revenue. Furthermore, property taxes would increase by \$2.15 per acre of farm land, and \$143 for a \$100,000 business. Mr. Balsano noted that this illustrative impact does not take circuit breaker tax credits into account.

Mr. Balsano reviewed a comparison of estimated tax increment and outstanding debt obligations within the 61st Avenue and SR 51 allocation area. He indicated that total estimated tax increment revenue to be received in this district is around \$2.8 million in 2022, and increases to just under \$4 million in 2031 with the expiration of tax abatements. He pointed out that the estimated tax increment is more than sufficient to cover the debt payments for all the bonds in this TIF district throughout the life of these bonds, which allows the RDC to fund pay-as-you-go projects or other expenses. Mr. Claussen asked if the current estimated revenue is based on the assessed values of existing properties within the TIF. Mr. Balsano said that is correct. Ms. Houck noted that it appears that the RDC is acting responsibly and within budget. Mr. Balsano concurred. He said he has been working with Ms. Jacobson to provide cash flow charts to determine what projects and expenses can be afforded with any excess revenue after debt service payments. He noted that even if shortfalls occur, the RDC will still have enough cash to meet its debt obligations.

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Mr. Balsano reviewed a comparison of estimated tax increment and outstanding debt obligations within the SR 130 and Downtown allocation area in which the only outstanding debt is the 2015 Lease Rental Bonds. He stated that the tax increment revenue estimated to be received each year is approximately \$500,000, and the debt payments are about \$235,000 each year, so there is sufficient coverage to make lease rental payments as well as fund other expenses in this district.

Mr. Balsano reviewed the US 30 and 69th Avenue Economic Development Area (EDA), which now includes two allocation areas. He reminded the Commission that the original EDA was established in November 2019, and will expire 25 years from the date any debt is issued for allocation area #1. He stated that allocation area #2, which is comprised of the Albanese development, was created in November 2021, and will expire in February 2047 due to the developer purchased bonds issued within this area. He pointed out that there are various projects identified in this TIF district's economic development plan including road improvement projects and infrastructure to support the City's thoroughfare plan and utility extension plans. Other projects identified include the expansion of Albanese Confectionery and the attraction of a potential Lake County Convention Center and/or Hobart Sports Complex. Some in-process development in this TIF district includes the construction of Raising Cane's restaurant as well as the Albanese expansion project. Mr. Balsano stated that the estimated tax increment revenue to be received in 2022 for allocation area #1 is about \$341,000. He noted that this area does not have any outstanding debt. Regarding allocation area #2, he indicated that tax increment revenue will begin to be received in 2023, in which around \$150,000 is estimated to be collected. He said the revenues will increase to approximately \$2.4 million over time due to Albanese's anticipated expansion and growth in revenues that have been projected based on the information provided in the bonds. Mr. Balsano pointed out that beginning in 2028, 50% of any excess revenue after debt service payments will be applied to the prepayment of the 2022 bonds. He said this will allow the bonds to be paid off quicker and revenue to be available sooner for the RDC to use for other projects.

Ms. Hostetler provided an overview of the signage, awning, and façade grant program, which is funded through the SR 130 and Downtown TIF. She stated that in 2021, Nancy Granger, owner of Granger's at the Clocktower restaurant, received \$1,000.00 for the installation of an awning at the establishment. She then gave an overview of the 2021 Education & Workforce Training Grants, in which there were three grants totaling nearly \$30,000.00 that were funded through the 61st Avenue and SR 51 TIF. The School City of Hobart (SCOH) received \$18,172.95 to purchase biomedical supplies, mobile maker carts, and STEM activity kits for their Brickie Innovators program. The Merrillville Community School Corporation (MCSC) received \$4,414.05 for the purchase of building and construction materials for their Building Trades program. MCSC also received \$6,470.84 for the purchase of a welder and equipment to expand their Welding Technology program.

Ms. Jacobson highlighted some activity within the US 30 and 69th Avenue TIF. She stated that BJ's Brewhouse opened in April of 2021, and Albanese Confectionery is in the midst of an expansion. She noted that the City was able to facilitate a developer purchased bond with Albanese to accomplish this project. The total bond amount was over \$11 million providing \$2.2 million to the City of Hobart to complete infrastructure projects within allocation area #2, and \$8.8 million to Albanese to complete their capital improvement project for this expansion. Ms.

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Jacobson explained that as developer purchased bonds, they will be paid by the developer in the form of taxes paid back to the developer as TIF revenue is generated. Additionally, development of 2100 E. 69th Avenue, LLC is underway in which there are two buildings currently under construction. She noted that the first building began construction in 2021. Once both structures are complete, this development will total approximately 600,000 square feet and represent about \$40 million of real property investment as well as \$40 million in personal property investment. Ms. Jacobson indicated that substantial progress was made on the 69th Avenue improvement project in 2021, and was recently completed. This project involved road reconstruction of 69th Avenue with concrete curb and gutter, improved storm water conveyance, the installation of a sidewalk along the north side of 69th Avenue, and the construction of a roundabout at the intersection of Colorado Street and 69th Avenue. Additionally, sanitary sewers were installed from Colorado Street to east of the railroad tracks. Ms. Houck thanked the redevelopment staff and City partners for their efforts to make 2021 a great year.

Regarding the **Approval of Education & Workforce Training Grant Report (#2-2022) – School City of Hobart**, Ms. Hostetler stated that this is the second quarter report from the SCOH for their 2022 grant (*Brickie Makers*). They have indicated in this report that the maker carts were ordered several months ago, but have not yet been received due to ongoing global supply chain issues. The carts and components were anticipated to be received in May so they could be used during the 2021-22 school year; however, they are now expected to be received in June or July for use next school year. A motion was made by Ms. Broadway to approve the Education & Workforce Training Grant Report (#2-2022) from SCOH; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was the **Approval of Education & Workforce Training Grant Report (#2-2022) – River Forest Community School Corporation**. Ms. Hostetler stated that this is the second quarter report from River Forest Community School Corporation (RFCSC) for their 2022 grant (*Ingot Print 3D*). They have indicated in this report that the 3D printers have been received and teachers have become familiar with the software and equipment, which will be incorporated into class lessons for the 2022-23 school year. The teachers have used the printers to create manipulatives to help students understand concepts by bringing them into tangible form. The 3D printed manipulatives have been used by 90 students in Earth/Space Science and Advanced Placement Environmental Science courses as well as 22 special education students in Algebra and Geometry classes. A motion was made by Ms. Broadway to approve the Education & Workforce Training Grant Report (#2-2022) from RFCSC; seconded by Mr. Kelly. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was the **Approval of Temporary Access Easement for Hickory Hollow Subdivision**. Ms. Jacobson stated that the Hickory Hollow subdivision is the property currently owned by the RDC, in which there is an agreement with Steiner Homes to purchase and complete the residential subdivision located at 61st Avenue and Arizona Street. She called attention to exhibit B of the grant of temporary access easement and pointed out that the current right-of-way runs north and south along the northwest side of the property. She explained that in order for residents to leave the subdivision, this right-of-way needs to be vacated. Ms. Jacobson stated that a public hearing regarding the vacation will be held at the July 6th City Council

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meeting, in which a notice of this public hearing was included in the RDC's meeting packet. She noted that a written remonstrance was received from the Rakoczy family, who owns the property north of the RDC owned property. She said Mr. Steiner has been working with his engineers to provide a temporary access easement, which will eventually become the platted roadway running from 61st Avenue on the south side of the subdivision north to provide an alternative access to the Rakoczy property. She requested the RDC's approval of the temporary access easement so that the property can be vacated and the subdivision plat can move forward.

City Planner Ross Pietrzak explained that an alternative access needs to be provided for the property owners prior to the vacation of this property so that it does not become landlocked. He stated that the alternative access is intended to line up with the planned subdivision; however, the plan could be altered if the Plan Commission feels it is necessary. He said this temporary access easement needs to be in place until a subdivision plat is recorded and a permanent right-of-way access point is provided for the Rakoczy property. A motion was made by Mr. Claussen to approve the Temporary Access Easement for Hickory Hollow Subdivision; seconded by Ms. Broadaway. Roll call vote taken: All ayes; motion carried. (5-0)

The next item of business was **Motion to Approve Transfer of Funds from 430.000 Improvements to 306.000 Consultant within Fund 4455 for Expenses Related to Resolution 2022-08.** Ms. Jacobson discussed this item concurrently with **Resolution 2022-08: Resolution of the City of Hobart Redevelopment Commission Authorizing the Reimbursement from the US 30 and 69th Avenue Allocation Area No. 1 Allocation Fund to the 61st Avenue and State Road 51 Allocation Fund for Certain Expenses Paid on Behalf of the US 30 and 69th Avenue Economic Development Area.** She reminded the Commission that expenses have been incurred within the US 30 & 69th Avenue TIF district, which have been paid directly from 61st Avenue TIF funds since 2020 when the new economic development area was created. She stated that Attorney DeBonis as well as Randy Rompola of Barnes & Thornburg both had indicated that this procedure is acceptable as long as funds are transferred back into the 61st Avenue TIF once US 30 TIF funds are available. She reported that the first distribution for this TIF district was received last week, so Resolution 2022-08 authorizes the reimbursement of US 30 TIF expenditures back to the 61st Avenue TIF funds. The total amount to be reimbursed back to Fund 4450 (61st Avenue/SR 51 TIF) is \$33,168.50. Ms. Jacobson explained that the majority of the invoices were paid from the Consultant line item and must therefore be reimbursed from the same line item within Fund 4455 (US 30/69th Avenue TIF). However, the amount budgeted for this line item within Fund 4455 is insufficient to afford this payment; therefore, a transfer of funds is needed. The funds transfer request is for \$13,730.00 to be moved from the Improvements line item to the Consultant line item within Fund 4455 in order to meet this obligation. Ms. Jacobson stated that this transfer of funds will need to be approved by the City Council since the line items are not in the same series. She said the Clerk-Treasurer has indicated that the first and second readings for this matter can be conducted at the same meeting, so the transfer can occur in a timely manner.

A motion was made by Mr. Claussen to approve the transfer of funds from 430.000 Improvements to 306.000 Consultant within Fund 4455; seconded by Ms. Broadaway. Roll call vote taken: All ayes; motion carried. (5-0)

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A motion was made by Mr. Claussen to approve Resolution 2022-08; seconded by Ms. Broadway. 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. Broadway to approve the register of claims in the amount of \$38,202.15; 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>
5/25/2022	N/A	Addie Kinsey	\$488.90
6/9/2022	BTMA14466	Baker Tilly	\$4,544.75
6/27/2022	RDC Res. 2022-08	Hobart RDC	\$33,168.50
Total:			\$38,202.15

Regarding the **Approval of 2020 Bond Register of Claims**, Requisition No. 33 includes a payment to BF&S (Invoice 96565) in the amount of \$6,125.68 for inspection services related to the 69th Avenue project, and another payment to BF&S (Invoice 96602) in the amount of \$3,875.00 for engineering related to the Colorado Street widening which ties into the Local Trax project. A motion was made by Mr. Claussen to approve Requisition No. 33 in the amount of \$10,000.68; seconded by Ms. Broadway. Roll call vote taken: All ayes; motion carried. (5-0)

Staff Report – Ms. Jacobson called attention to information in the meeting packet related to the TIF funds received from the county last week. She reported that \$243,665.67 was received into Fund 4445 (Downtown/SR 130 TIF), of which \$115,500.00 was transferred to meet debt service payments. She said that \$1,360,761.47 was received into Fund 4450 (61st Avenue/SR 51 TIF), of which \$1,173,443.01 was transferred to meet various debt service payments. Regarding the US 30/69th Avenue TIF district, she noted that this is the first distribution for this economic development area, in which \$104,794.12 was received into Fund 4455 for allocation area #1, and no increment has been received yet for allocation area #2. There are no debt service payments in this area; however, the \$33,168.50 reimbursement back to Fund 4450 will be made once the line item transfer within Fund 4455 is complete. Ms. Jacobson pointed out that each TIF fund received slightly less revenue than anticipated as per Baker Tilly’s estimates. She said Baker Tilly will be comparing their estimates with what was received to determine the cause of the discrepancy.

Ms. Jacobson reminded the Commission that several tree grates were damaged in the downtown. Subsequently, a total of eight 2-foot by 4-foot center grates were ordered as replacements and backups. She reported that four of the grates were received in one shipment, which will replace the broken ones. However, the remaining four grates have not yet shipped due to an issue with the manufacturer. She said the supplier has indicated that they will be shipping soon.

Ms. Jacobson stated that Mr. Forbes is looking for a location to place the dumpsters needed for Tavern on the Lake. She said she is unsure of the exact sizes he will need, but he will require a grease dumpster as well as a trash dumpster. She indicated that the most feasible solution would be to consolidate the restaurants’ dumpsters with an existing dumpster into one large brick

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enclosure with metal gates behind Krull Tower. She stated that the existing wood enclosure at this location is partially on private property, but also encroaches on the City's property. She noted that the structure would be too close to the walking path along the lake if it shifted entirely off the private property. Ms. Jacobson said the City would need to contact these property owners to discuss the possibility of allowing a new enclosure to be built partially on their property in exchange for use of the new enclosure for their dumpster. She stated that staff will need to take measurements to determine the best location, but she wanted to discuss this topic with the RDC members to see if this is a project that they are willing to take on. Parks Director Kelly Goodpaster stated that she and Ms. Jacobson discussed the possibility of aligning a new dumpster enclosure with 2nd Street for ease of removal. She indicated that this would not be an ideal location because she does not want the view of the lakefront obstructed by dumpsters. Mr. Claussen stated that many of the dumpster enclosures along the lakefront are on City property, so he does not see any problems with building a new enclosure at the existing location behind Krull Tower as long as the owners are agreeable and will have access to it. Ms. Goodpaster stated the dumpster for the previous restaurant at 200 Main Street was situated on Parks Department property without an enclosure. She indicated that she wants to avoid this circumstance with the new restaurant. She acknowledged that an enclosure would not circumvent the odor of the dumpsters, but it would at least conceal the appearance for pedestrians along the lakefront. She noted the importance of taking measurements in the area, but concurred that a new brick enclosure behind Krull Tower is the preferred solution. Ms. Jacobson stated that Ms. Hostetler has researched and provided a specification sheet with the dimensions of standard size commercial dumpsters. She indicated that staff will work with Mr. Forbes to determine a proper location and ensure the design of a new enclosure will meet his needs as well as the other property owners' needs. Ms. Houck said she supports the RDC's participation of improvements along the lakefront. Mr. Claussen asked if the dumpsters along the lakefront are serviced by the City or a private company. Ms. Jacobson said they are independently contracted by each property owner. She said she will keep the Commission updated on any progress.

Ms. Jacobson reported that an internal meeting is scheduled for tomorrow to discuss potential landscape and hardscape options for the centers of the existing roundabouts at 61st Avenue and Wisconsin Street, 69th Avenue and Colorado Street, the future roundabout at 61st Avenue and Marcella Boulevard, as well as the 61st Avenue median between South Lake Park Avenue and Wisconsin Street. She indicated that the intent is find a long-term solution that will be attractive, but will not create a burden for the Parks Department to maintain. Ms. Goodpaster acknowledged that the landscape on 61st Avenue is presently unappealing, but efforts are being made to ensure that it looks beautiful by next summer. She said the City has hired Lakeshore Landscaping to maintain this corridor. She indicated that they are in the long process of spraying and killing the undesirable vegetation rather than pulling it, which she believes is the right course of action that will yield better long-term results. She stressed the importance of streamlining any elements that are installed within the medians and roundabout center islands in the future to ease long-term maintenance issues. Ms. Houck noted that the plantings throughout the rest of City look great.

Ms. Jacobson distributed illustrative cash flow charts for the 2020 lease rental revenue bonds as well as the 61st Avenue TIF district. She reminded the Commission that the 61st Avenue and Marcella Boulevard intersection improvement project is identified as one of the potential projects within the 2020 lease rental revenue bonds. She said she would like to discuss the possibility of

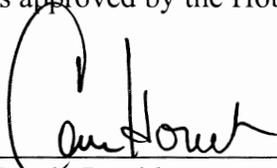
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the RDC providing financial assistance for this project using bond funds. She noted that the Commission has never taken action to approve any financial participation related to this project, but may be asked to do so in the near future. Ms. Jacobson indicated that construction costs are rising due to inflation, but she has not yet received any information regarding how these increases will affect the local Trax project. She asked Mr. Gralik if he could address the fact that there may be some potential flexibility within that project if necessary. Mr. Gralik said that he has noticed that the cost of construction projects has doubled over the last year. He said he expects this will be the case for the local Trax project as well. He indicated that one option may be to change the foundation plan to build a 2-lane substructure and a 2-lane super structure to bring the cost down. Mr. Gralik stated that he has been informed that INDOT is seeking additional funds to make up the cost difference for the City's project. He noted that other communities' projects were already in jeopardy prior to recent inflation because they had underestimated the cost of their projects. He indicated that he is awaiting information regarding the potential for additional financial assistance, but he noted that the City does have the ability to downgrade the project scope to keep the cost within budget in the event that INDOT is unable to secure further funding. Ms. Jacobson called attention to the cash flow charts and said that the figures for the Marcella Boulevard project and the Colorado Street project are as informed and current as possible at this time. However, there is a possibility that the cost will be higher once the actual bids are received. She said she first populated the cash flow chart for the 2020 lease rental bonds because there is a deadline to spend down those funds. She noted that the remaining balance under this scenario is \$430,273. Regarding the cash flow chart for the 61st Avenue TIF district, Ms. Jacobson pointed out that a portion of the cost listed for the 61st Avenue and Colorado Street widening project would be paid from the bonds. She stated that a possible contribution from Becknell would allow some cushion in the ending cash balance, which would assist with the completion of these improvement projects. She indicated that the cash flow charts do not include the investment amounts because, ideally, these funds should only be used if absolutely necessary. She said she hopes INDOT is able to secure more funds to aid the local Trax projects so that the financial responsibility for any cost increase does not fall on the municipalities.

Adjournment - The meeting was adjourned at 9:36 a.m.

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

Minutes approved by the Hobart Redevelopment Commission on 7/25/22.



Carla Houck, President



Attest: *MARSHA PLESAC, SECRETARY*