

## REDEVELOPMENT COMMISSION MEETING

June 24, 2019

6:30 p.m.

### CALL TO ORDER & PLEDGE OF ALLEGIANCE

President D. Lafata called the meeting to order at 6:30 p.m.

### ROLL CALL

Roll was called; present were, Commission Member N. Walding, Commission Member J. Trout, Commission Member E. DeLaney, Commission Member D. Lafata, and School Board Advisor J. Marshall. Commission Member L. Schoberth was absent.

### APPROVAL OF MINUTES

Member E. DeLaney made the motion to approve the minutes of the May 28, 2019 Meeting and June 10, 2019 Special Meeting, seconded by Member J. Trout motion approved by unanimous voice vote.

### CONSIDERATION OF CLAIMS

Member E. DeLaney made the motion to approve the claims as submitted, seconded by Member N. Walding, motion approved by unanimous voice vote.

### COMMENTS FROM THE FLOOR

NONE

### REPORTS FROM STAFF

Street Commissioner J. Schnadenberg presented information regarding the project downtown replacing angled parking on Broadway with parallel parking. At the same time this parking would change, angle parking would be placed on Indiana Ave. from Calumet to 2<sup>nd</sup> St. and 3<sup>rd</sup> St. to 4<sup>th</sup> St. He suggested that the Redevelopment Commission might want to fund this since it is in the TIF District and using TIF funds to pay for it would free funds from the bond issue that could be used to pay for other projects in Town not in the TIF District. He advised this would add 13 parking spaces in the downtown area. Member E. DeLaney asked why the angle parking would not be extended in front of the library. Commissioner Schnadenberg and Engineer O'Dell explained this has been a drop off zone for the library and there have even been times when patrons double park dropping off or picking up persons or books. Since Indiana is a one-way street, the angle parking would narrow the roadway some but not to the extent that the roadway could not include a possible future bike path in line with the proposed Duneland Kankakee Trail. Member N. Walding commented that this would be a worthwhile project to pursue. Member J. Trout asked if costs for this could be available by the next meeting, and Street Commissioner Schnadenberg advised estimates are \$50,000 to \$60,000 and he could work on final numbers for the next meeting.

PUBLIC HEARING

NONE

ORDINANCES AND/OR RESOLUTIONS

NONE

NEW BUSINESS

Budget Presentation – Attorney J. Paulson advised based on action at the special meeting and she presented budgetary information as required by statute. She presented information about the five-year projection and expected annual TIF revenue of approximately \$1.95 million. Attorney Paulson advised there were certain expenses that were subtracted such as annual debt service and annual professional fees, so the amount remaining for the Redevelopment Commission to use for capital improvement plans is approximately \$1.4 million. Duneland School Advisor J. Marshall inquired about the cash balance typically at year's end and requested Town Attorney J. Paulson to provide him further information about year-end balances and how the money historically rolls over into the next year. It was explained to Mr. Marshall that there are TIF projects which benefit Duneland School such as the CFON project, and also can benefit the local development such as funding that was used to bring Urschel Laboratories to Chesterton. It was also mentioned that some projects occur, such as the East Porter Avenue Culvert project, where having cash available makes it possible to fund the project.

OLD BUSINESS

CFON Project – Engineer M. O'Dell advised a claim was presented after the deadline for the claims and he requested a manual check in the amount of \$4,650.00 for the AMTRAK boring portion of the project. Member E. DeLaney made the motion to approve the manual check, motion seconded by Member N. Walding, motion approved by unanimous voice vote. Tom Carroll reported they have 65 contracts, with 24 proposals out, and 40 drops completed, and 17 more in progress. He also reported that Urschel is near completion, Duneland School Corporation is completed, as well as the Town Hall.

Attorney J. Paulson reported that the Commission had approved 2 appraisals for the Calumet and Porter Ave property. One appraisal has been received but the 2<sup>nd</sup> appraiser has been unresponsive. It is the recommendation that Valuation Services be contacted to provide the 2<sup>nd</sup> appraisal. Member N. Walding made the motion to approve this recommendation, motion seconded by Member J. Trout, motion approved by unanimous voice vote.

COMMENTS FROM THE BOARD

NONE

ADJOURNMENT

Member J. Trout made the motion to adjourn, motion seconded by Member E. DeLaney, motion was approved by unanimous voice vote, meeting adjourned.

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PRESIDENT REDEVELOPMENT COMMISSION

ATTEST:

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Clerk-Treasurer S. Kuziela