



**ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**  
**MEETING AGENDA - REVISED**

**February 11, 2020, at 9:00 a.m.**  
**Council Chambers**  
**4<sup>th</sup> Floor, County-City Building**

Members Present:

Dennis Jordan, Jessica Clark, Steve Infalt, Larry Beehler

Staff Present:

Bill Schalliol, Chris Brown, Jamie Woods, Samantha Keultjes

1. Meeting Called to Order at 9:00 a.m. by Dennis Jordan
2. Approval of Minutes
  - a. January 14, 2020 – Regular Meeting of the Redevelopment Commission

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the January 14, 2020 Redevelopment Commission minutes were approved. (Audio Position: :30)

3. Economic Development Area Updates
  - a. General Redevelopment Commission:

Bill Schalliol stated that the budget information for each development area is available in the packet. Jessica Clark then explained that a year to date total has been added to the budget information. She also pointed out that the Debt Service Expenditures will be higher than what is actually expended due to moving money for the double track bond. Money is being moved from Fund 4301 into Fund 4404 and then spent from Fund 4404. (Audio Position: :45)

After careful consideration, the following action was taken: Upon a motion by Jessica Clark, being seconded by Steve Infalt and unanimously carried, the budget information was approved.

- i. Budget Information
  1. Wyatt EDA – Fund 4300
  2. New Carlisle EDA – Fund 4301 (AA #2)
  3. New Carlisle EDA – Fund 4302 (AA #1)
  4. New Carlisle EDA – Fund 4303 (Special Taxing District)
  5. Capital Avenue EDA – Fund 4401
  6. Northwest Cleveland Road EDA – Fund 4402

- 7. General Redevelopment Commission – Fund 4403
- 8. Double Track Bond – Fund 4404

ii. **Resolution No. 2020-02** – A Resolution of the St. Joseph County Redevelopment Commission Ratifying Use of Funds

Bill Schalliol presented information on resolution 2020-02 explaining that the resolution is specific to the trailer park property acquisition and ratifying the use of funds to complete the transaction. Properties located at 494 E Michigan St, New Carlisle, Indiana and 496 E Michigan St, New Carlisle, Indiana. (Audio Position: 2:50)

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, Resolution 2020-02 was approved.

b. New Carlisle Economic Development Area

i. Professional Service Proposals

1. Tri County Appraisal, LLC – Real Estate Services

Bill Schalliol presented the professional service proposal with Tri County Appraisal LLC to perform various real estate services on behalf of the County. The contract proposed is a brand-new contract specific to 2020 for a not to exceed amount of \$25,000. (Audio Position: 4:10)

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the proposal was approved.

2. DLZ – St. Joseph County Airport Freight Line Feasibility Study, Supplement No. 1

Bill Schalliol presented the professional service proposal with DLZ explaining that additional work needs to be done for the St. Joseph County Airport Freight Line Feasibility Study in order to finalize the original work product and allow for the project to move forward with Alignment No. 1. The supplemental work adds \$138,100 to the project, now totaling \$257,100. (Audio Position: 5:25)

After careful consideration, the following action was taken: Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the proposal was approved.

ii. Indiana Enterprise Center update

No further reports in any of the other development areas (Audio Position: 9:35)

c. St. Joseph County Economic Development Area No. 3 (Capital Avenue EDA)

No further reports in any of the other development areas (Audio Position: 9:35)

d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

No further reports in any of the other development areas (Audio Position: 9:35)

e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

No further reports in any of the other development areas (Audio Position: 9:35)

4. Additional Business

No additional business at this time (Audio Position: 9:35)

5. Public Comment (3 minute limit)

Debra DuRall, residing at 21677 Auten Rd., South Bend, IN, spoke. First, she thanked Bill Schalliol for his presentation to the Farm Bureau. She wants to make sure that the kinds of approaches used for putting industry on farmland should not be confused with tradition. She also had the following questions regarding the IEC and Brent Burkus's property: Will the TIF area be able to generate funds for addressing the flooding and water sewer service without building on the land? Is Edison Rd Rail Corridor adding tracks or expanding? What is the acreage of the TIF area expansion? Is the Storm Water Commission working with the drainage Board and if there are Indiana Department of Environmental Management (IDEM) permits in process? What property is the Toll Road Exit cutting through? Why does rezoning need to happen on the Willow Road properties? (Audio Position: 10:00)

Jack Daly, residing at 217 W. Michigan St., New Carlisle, IN, spoke explaining that the people in New Carlisle don't want the development in their city, and that he would keep the Commission in touch with the wishes of the people of New Carlisle. (Audio Position: 15:50)

Dan Caruso, residing at 305 Compton St., New Carlisle, IN, spoke expressing his concerns with the IEC following the history of Elwood, IL. He believes that the IEC is full of false promises and is a waste of taxpayer's money. He suggests that the Commission revitalize the Brown fields on the west side of South Bend and reenergize the workforce that lives in the area. (Audio Position: 17:20)

6. Adjournment

Dennis Jordan announced that this was Steve Infalt's last meeting.

Upon a motion by Steve Infalt, being seconded by Jessica Clark and unanimously carried, the Redevelopment Commission meeting was adjourned at 9:21 a.m.

Next Meeting Date: March 10, 2020 at 9 am (4th Floor – Council Chambers)

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings or the proposed project have been given an opportunity to provide input throughout the process.

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