

City of Crown Point
Redevelopment Commission
Meeting Minutes – Monday, February 6, 2023
5:30 p.m.

Virtual Meeting Held Via Zoom – <https://us02web.zoom.us/j/83190121972>

Members Present:

Carol Drasga	Aaron McDermott
Brad Bosse	Brian Smith
Andrew Kyres	Tom Keilman

Members Absent:

None

Staff Present:

Pete Land, Mayor
David H. Nichols, Attorney
Adam Graper, PACE Director
Mary Freda, Communications/Media Manager
Josh Watson, Assistant Planner
Alex Kutanovski, Attorney
David H. Nichols, Attorney

PLEDGE OF ALLEGIANCE AND ROLL CALL

The meeting was called to order at 5:30 pm by Aaron McDermott. The assemblage recited the Pledge of Allegiance. Roll call was taken.

APPROVAL OF MINUTES

Mr. Bosse made a motion to approve the minutes from the January 9th, 2023, Redevelopment Meeting. The motion was seconded by Mr. Kyres and passed unanimously by voice vote.

OLD BUSINESS

None

NEW BUSINESS

Acquisition of Real Estate at 923 E. 109th Ave for Future Trail Expansion – Attorney Kutanovski stated that Council had previously approved the purchase of a parcel at 923 E 109th Ave, south side of 109th Ave adjacent to I65. Part of this property has a tunnel that leads under I65. Council approved \$40,000.00, the property owner had one condition to the sale, which is that part of the I65 tunnel be named Lieutenant Colonel J. Kumar Wildlife Corridor. The only reason Mr. Kumar purchased this off a tax sale was ensure that the tunnel would remain and allow wildlife to pass from one side of I65 to the other. Att Kutanovski stated that tonight he is looking for the RDC to approve the funding for the purchase. It will also go before the Council at tonight's meeting. Ms. Drasga asked that the motion also say that the property added to the city's inventory and not resold, and only be used for the Bike Trail. Att Kutanovski stated that the Council can also make that stipulation. If the City wanted to sell it at any time in the future it would have to go before the Council again. Mr. Keilman

asked if there are any standards for naming a park or road after someone. Att Kutanovski stated that usually that is decided by the Board of Works, and that all he is really requesting is a small plaque of dedication to his father. There is also a forty-acre parcel north of 93rd Ave that is called the Colonel J. Kumar Wildlife Area, so the individual buys properties solely to keep them as natural areas. Mr. Keilman asked if the family is from Crown Point. Att Kutanovski stated that Mr. Kumar does live in town and owns a business in town. Mr. Keilman stated that he wants to make sure this is vetted in terms of what we name our historical aspects of the city and have a standard for how we expend funds, especially if they are trying to make demands on how we spend funds. Att Kutanovski stated that the City approached Mr. Kumar for this purchase as we look to expanding the bike trail.

Mr. Kyres made a motion to approve the motion to approve funding of \$40,000.00 noting that the parcel can only be used for the bike trail and not resold, and a dedication to Lieutenant Colonel J. Kumar. Motion was seconded by Ms. Drasga. The motion was passed unanimously by voice vote.

Beacon Hill Draw 30A, 30B & 31 – Jeff Ban with DVG at 1155 Troutwine Crown Point, IN stated that he is requesting approval for 30A (Series A bond) \$425,780.42 & 30B (series B bond) \$260,745.31 which are both capitalized interest.

Mr. Keilman made a motion to approve Draw 30A and 30B. Motion was seconded by Ms. Drasga. Motion was passed unanimously by voice vote.

Mr. Ban gave a brief update on the areas work, and stated that he would give an update at the next meeting.

Beacon Hill Draw 31 – Mr. Ban stated that he is also seeking approval for draw 31 in the amount of \$460,418.92

Ms. Drasga made a motion to approve Draw 31. Motion was seconded by Mr. Kyres. Motion was passed unanimously by voice vote.

Mr. Ban stated that he has been a part of the Trail Expansion Plan near Beacon Hill and can attest to the need for Mr. Kumar's property, and gave a brief explanation of it's path.

Other business to come before the board
None

APPROVAL OF INVOICES

Mr. Kyres made a motion to approve the invoices on 2023-2-031. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote

MISCELLANEOUS AND PUBLIC COMMENT

None

ADJOURNMENT

Ms. Drasga made a motion to adjourn, seconded by Mr. Kyres. The motion passed unanimously by voice vote, and the meeting adjourned at 5:43 pm.

Sincerely,
Heather Evans

ACCEPTED & APPROVED

Chairperson

Date:

A handwritten signature in blue ink, consisting of several loops and strokes, positioned above the horizontal line.