

City of Crown Point
Redevelopment Commission
Meeting Minutes – Monday, February 7th, 2022
5:30 p.m.

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

Members Present:

Andrew Kyres Carol Drasga
Brad Bosse Aaron McDermott
Tom Keilman

Members Absent:

Tom Hoffman

Staff Present:

Dave Uran, Mayor
Greg Falkowski, Chief of Staff
David H. Nichols, Attorney
Alex Kutanovski, Attorney
Adam Graper, PACE

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. Kyres made a motion to approve the minutes from the January 10th, 2022, Redevelopment Meeting. The motion was seconded by Ms. Drasga and passed unanimously by voice vote.

OLD BUSINESS

None

NEW BUSINESS

I65 West 109th Ave – Draw 21 A and 21B – Jeff Ban Stated that he is requesting approval of Draws 21A & 21B for capitalized interest which is required to be paid twice a year. Draw 21A is in the amount of \$565,839.35. Draw 21B is in the amount of \$45,721.23. The amounts are calculated based on the amount of outstanding bond debt that is out there. Ms. Drasga asked if the attorneys have reviewed. Attorney Kutanovski stated that they had.

Mr. Keilman made a motion to approve. Motion was seconded by Mr. Bosse. Mr. Ban is asking for approval of 21A & 21B together.

Mr. Keilman made a motion to withdrawal the previously made motion. Motion to withdraw was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

Mr. Keilman made a motion to approve 21A & 21B together. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

I65 West 109th Ave – Draw 22 - Jeff Ban Stated that he is requesting approval of Draws 22 in the amount of \$735,348.10.

Mr. Bosse made a motion to approve 22. Motion was seconded by Ms. Drasga. Motion was passed unanimously by voice vote.

Resolution Regarding I65 TIF District Parcel Identification – Attorney Kutanovski stated that this is a resolution with regard to correcting some TIF area allocation dollar amounts. It's come to the attention of the Clerk Treasurer and the Legal Dept that the TIF revenue on the six parcels that are listed on the Resolution were not properly allocated for. When the county received what district that should go in, they allocated it to the wrong TIF district. They made a disbursement to the city, that disbursement didn't get disbursed to make payment on the bonds. We have \$100,372.51 that needs to be taken from one TIF district and distributed to make payment on the bond. Att. Kutanovski thinks that the same thing may happen with the November 2021 disbursement that we are supposed to get in February, so the last paragraph in the resolution allows for the Clerk Treasurer and the commissions president to act accordingly to make sure that those get properly allocated and bond payments can be made. Ms. Drasga asked if we could go back to the County and try to correct it. Att. Kutanovski stated that he did try, and they basically said sorry we'll figure it out next time and when they didn't figure it out again, he went back to them, and they have indicated that they will have it fix moving forward. Mayor stated that once we receive those checks on those allocation areas our city departments go back through and verify the id numbers. When we verify with the private side and the public side and they have indicated through electronic mail twice that they would fix this but haven't. We have the cash collected we just need authorization from the board through this resolution to pay the bond accordingly.

Mr. Kyres made a motion to approve Resolution 2022-02-07. Motion was seconded by Mr. Keilman and passed unanimously by voice vote.

Mayor stated that this Resolution may be included in tonight's Council meeting to avoid any delays.

Other business to come before the board

None

APPROVAL OF INVOICES

Ms. Drasga made a motion to approve the invoices on 2022-2-031. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote.

MISCELLANEOUS AND PUBLIC COMMENT

Mr. Bosse asked if the chiller walls were up and did they work. Mr. Falkowski stated that it's labeled as a chiller wall, but we actually had custom sound insulation blankets made to wrap the

compressors and all of the transmission lines. It was a fraction of the cost that was originally proposed, and it is doing its job effectively. Ms. Drasga stated that she is getting calls in Birdland of vibrations. Mr. Graper stated that he spoke with the individual she is referring to and has not had a complaint since the installation.

ADJOURNMENT

Mr. Kyles made a motion to adjourn, seconded by Ms. Drasga. The motion passed unanimously by voice vote, and the meeting adjourned at 5:45pm.

Sincerely,

Heather Evans

ACCEPTED & APPROVED

Chairperson

Date: _____