

City of Crown Point
Redevelopment Commission
Meeting Minutes – Monday, May 2nd, 2022
5:30 p.m.

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

Members Present:

Andrew Kyres	Carol Drasga
Brad Bosse - Zoom	Aaron McDermott
Tom Keilman	Tom Hoffman - Zoom

Members Absent:

None

Staff Present:

Dave Uran, Mayor
Greg Falkowski, Chief of Staff
Anthony Schlueter, Planning Director
David H. Nichols, Attorney
Alex Kutanovski, Attorney
Adam Graper, PACE
Mary Freda, Media

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 April 11th, 2022, Redevelopment Meeting. The motion was seconded by Mr. Keilman and passed unanimously by voice vote.

OLD BUSINESS

I-65 West 109th Ave Draw #24– Jeff Ban stated that he is submitting Draw #24 in the amount of \$749,828.71 for approval. Attorney Nichols stated that legal has reviewed and finds it in order.

Mr. Bosse made a motion to approve draw 24. Motion was seconded by Mr. Keilman. Motion was passed unanimously by voice vote

NEW BUSINESS

Declaratory Resolution for New 2022 Economic Development Area – Heather James with Ice Miller stated that before the Board are two resolutions. First is the Declaratory Resolution, and there is also a Dissolution Resolution. Mrs. James stated that we are dissolving an existing area because there is no TIF being generated. We are also going through the steps to create a new economic development area. Before you is the Declaratory Resolution for New 2022 US 231

Economic Development Area and the allocation area therein. The second Resolution is dissolving the existing St. Anthony's TIF area. If the RDC takes action tonight this will go to the Plan Commission on May 9th asking them to adopt the Plan Commission order, approving what's been done here tonight. Then it will go to the Council to approve, next will be to publish a notice of public hearing. Then back to RDC for a Confirmatory Resolution. Mr. Kyres asked what the estimated timetable for completion is. Mrs. James stated that they are looking to finish at the July 5th RDC and Council meetings. Once all approvals have been received then everything can be submitted to the state, the base assessment date will then be set as Jan 1st of 2022. Mr. Keilman asked if the proposed TIF district support the City's most recent comprehensive plan. Mayor stated that it does.

Mr. Bosse made a motion to approve Resolution 2022-5-2R. The motion was seconded by Mr. Kyres and passed unanimously by voice vote.

Mr. Kyres made a motion to approve Resolution 2022-5-3R. The motion was seconded by Ms. Drasga and passed unanimously by voice vote.

Capital Improvements for Sportplex – Mayor stated that there is approximately \$2.2 million left in the budget under other services and charges. Mayor is requesting that the RDC continue to reinvest in Legacy Fields and the Sports Complex so that our fields don't fall behind other communities. Resulting in losing out on some opportunities. Mr. Graper just received some communication from collegiate coaches voicing some concerns that we're not keeping up our complex. Mayor explained how much playing time is lost to inclement weather versus if the fields were turf. Mayor would like to request approval for an amount not to exceed \$600,000.00, and for Adam Graper to get proposals for two or three fields. Each year we may try to turf an additional field or two. Ms. Drasga voiced concern for our local children and if they will get pushed aside if we cater to collegiate groups. Mayor stated that this also helps our kids because they don't have interrupted play because of inclement weather. It also helps us appeal to the large tournaments that bring people to eat and shop locally and stay at our hotel. The City's in a great position now to have money available because of the TIF areas. If we reinvest in our complex, we will continue to have that influx of dollars coming in. Our direct benefit of that is that our local kids get to play on great facilities based on TIF money and not personal property taxes dollars. Mr. Graper stated that our local teams are up to over 500 girls in this league and continue to grow, and the turf fields allow for a longer playing season. Mayor stated that the turf fields will need much less maintenance and will require fewer man hours. Mr. Bosse asked if it would reduce the price if we tried to do more fields at once. Mayor stated that it is something they can look into when the quotes come back. Additional discussion regarding promoting our parks and events.

Mr. Bosse made a motion to allow Adam Graper to get bids for up to \$600,000.00 for the turfing of the fields. Motion was seconded by Mr. Kyres. Motion was passed unanimously by voice vote

2022 RDC Paving – Mr. Falkowski stated that he is looking to request support from the RDC on some local road work. The first one would be use of the Main St TIF to continue Burrell Dr. up to Feather Rock and the commercial area estimated at approximately \$200,000.00. Next would be Goldsborough from Main St to Grant St and W. Summit St from Main St to Pratt St, out of

the General 031 account of RDC, estimated at \$400,000.00. The third section, we are working with INDOT, would be 231 from I-65 to Delaware Parkway. They had some failures in the pavement and there are changes to the configuration of that intersection that need to be addressed (adding turn lanes). Without help from INDOT it is estimated at \$400,000.00 but would be reduced if we work out a partnership. Additional discussion regarding turning lanes and traffic flow. Mayor stated that we can do this with our local paving project.

Mr. Kyles made a motion to approve the 2022 RDC paving list. Motion was seconded by Mr. Keilman. Motion was passed unanimously by voice vote

Other business to come before the board

Mr. Falkowski states that per Resolution 2022-02-07 that gave the ability to ensure that the tax id allocation was going into the proper account for the bond. The November draw that came in, there were six parcel id numbers that didn't get switched over yet, per that Resolution we were able to fix that. \$90,752.21 was transferred into the Crown Point Beacon Hill Series A & B Bond.

APPROVAL OF INVOICES

Ms. Drasga made a motion to approve the invoices on 2022-5-031. Motion was seconded by Mr. Bosse. Motion was passed unanimously by voice vote

MISCELLANEOUS AND PUBLIC COMMENT

Mayor Uran stated that he is leaving and that it has been a pleasure working with this board. It's been transformational for the City of Crown Point. This body invested in the city, infrastructure wise, has protected the values here. It's been a pleasure to work with you and please continue the great work. Board members wished Mayor Uran well and said what a pleasure it has been to work with him.

ADJOURNMENT

Mr. Kyles made a motion to adjourn, seconded by Mr. Keilman. The motion passed unanimously by voice vote, and the meeting adjourned at 5:44pm.

Sincerely,

Heather Evans

ACCEPTED & APPROVED

Chairperson

Date: _____