MINUTES OF THE REGULAR MEETING OF THE
MICHIGAN CITY REDEVELOPMENT COMMISSION
APRIL 8, 2019

The Michigan City Redevelopment Commission met in a regular meeting in the
Common Council Chambers, City Hall Building, 100 East Michigan Boulevard, Michigan
City, Indiana, on Monday, April 8, 2019, at 5:00 p.m. local time; the date, hour, and
place duly established for the holding of said meeting.

CALL TO ORDER
President Don Babcock called the meeting to order at 5:00 p.m.

ROLL CALL
Commissioners present:
Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets

Commissioners absent:
Mayor Ron Meer, non-voting Commissioner Theresa Edwards

Staff present:
Executive Director Craig Phillips, Attorney Alan Sirinek, Administrative Assistant Debbie
Wilson

Attorney Sirinek noted for the record that an executive session was held prior to this
meeting. No decisions were made, and nothing was discussed other than what is
permitted by Open Door Law.

APPROVAL OF MINUTES
The chair entertained a motion for approval of the minutes of the executive session of
03/05/19, the regular meeting of 03/05/19, and the special meeting of 03/20/19.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving
the minutes of the executive session of 03/05/19, the regular meeting of 03/05/19,
and the special meeting of 03/20/19 as submitted. Voice vote was as follows:
(Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays)
None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

CLAIMS
Mr. Phillips reviewed the claims docket dated April 8, 2019 as submitted noting that
payroll for March totaled $17,121.11 with a -$50.00 correction to the February payroll.
Mr. Phillips read aloud all claims listed. In summary, April claims totaled: (Operating)
$350.45; (North TIF) $218,230.75; (South TIF) $154,935.25; (US Bank – Ohio Street) $643,152.89; (NE TIF) $.00; (Wabash Street) $.00.

Regarding the News Dispatch claim for notice of property sale of 6000 S. Cleveland Avenue, Mr. Phillips pointed out that there has been some confusion thinking the fire station is for sale. He clarified that the fire station address is 5000 S. Cleveland; the County records on Beacon are incorrect. 6000 S. Cleveland is the property the Commission is advertising for sale which is the vacant parcel across the street and to the west of the fire station.

The chair entertained a motion.

*Motion by Commissioner Sheets – seconded by Commissioner Kowalski approving the claims docket dated April 8, 2019 as submitted.*

Commissioner Babcock asked Mr. Phillips to give details about the parcel acquisition for Singing Sands Phase 2.

Mr. Phillips explained that there are several parcels associated with the project which need to be acquired for right-of-way for the trail itself. He continued explaining that this is a parcel located on the south end of property currently occupied by the Vanair facility on Highway 12, adjacent to the City's Waste Inc. property. It is a piece of the southern end of that property which is adjacent to Trail Creek. It is necessary through negotiations to acquire a few slivers of parcels for the trail. This is residual located between the trail itself and the creek.

*With a motion and second on the floor, voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.*

**FINANCIAL REPORT**

Mr. Phillips reviewed the financial report dated 02/28/19 summarizing the cash balances as follows: Operating Account $33,677.41; South Side TIF Account $13,476,007.12; South Side TIF Debt Reserve Account $336,308.50; South Side TIF Capital Account $17,737.53; North End TIF Account $4,601,054.00; Wabash Street Streetscape Construction $122,343.01; Wabash Street Streetscape Debt Reserve $216,072.49; Northeast TIF Account $112,960.09; for total cash of $18,916,160.15. Loans Receivable include a loan to the Eastside TIF from the Operating Account in the amount of $21,028.49, and the County Business Loan Fund in the amount of $133,333.00, for a total of $154,361.49, bringing total assets to $19,070,521.64.

Mr. Phillips pointed out that the debt reserve and capital accounts are specific to those bonds for those two districts. Those funds will be utilized when paying back the bond payments when the projects are closed out.
The chair entertained a motion.

**Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving the financial report dated 02/28/19 as presented. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.**

**REQUEST TO UTILIZE “YOU ARE BEAUTIFUL” SITE**

Janet Bloch (Lubeznik Center for the Arts) explained their request for the use of the northern end (not the area enclosed with post/chain) of the “You Are Beautiful” site for parking of staff, artists, and volunteers during the Art Festival on August 16th, 17th, and 18th.

Commissioner Babcock wanted to confirm that the parking would not be for visitors but only for vendors and artists, as it would create less travel in and out of the site.

Ms. Bloch replied that was correct. She said they hope to rent an area from Lighthouse Mall for the patrons. She assured they will monitor who parks on the site. Ms. Bloch added that their attorney, along with Redevelopment Commission counsel, are working on the standard form for use of property.

The chair entertained a motion.

**Motion by Commissioner Kowalski – seconded by Commissioner Oberlie approving the request by Lubeznik Center for the Arts for the use of the northern half of the “You Are Beautiful” site for staff, artist, and volunteer parking during the Art Festival on August 16, 17, and 18, 2019. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.**

**REQUEST TO UTILIZE REDEVELOPMENT-OWNED PROPERTY**

Abby May (President, Michigan City Mainstreet Association) explained their request to utilize property owned by the Redevelopment Commission near Westcott Park for parking during the Swale Music Fest on June 8, 2019. This land is located between Michigan and Pine between 5th and 6th. She assured that there will be no parking on property owned by others and will be roped off. They will have someone directing parking and traffic in and out of the property and will coordinate with the Police Department, so people will have a safe entry and exit to the Music Fest going across Michigan Boulevard. Ms. May said they will fill out the required form for use of property.

Mr. Phillips reiterated the need to clearly delineate any parcels not owned by the Redevelopment Commission and recommended to limit the points of access to places where there are curb cuts off Cedar Street or Michigan Boulevard, so vehicles are not driving across sidewalks. He recommended approval of the request as submitted.
Ms. May acknowledged Mr. Phillips’ request assuring they would comply.

The chair entertained a motion.

**Motion by Commissioner Sheets – seconded by Commissioner Kowalski approving the request by Michigan City Mainstreet Association to utilize Redevelopment-owned property by Westcott Park between Pine and Michigan and 5th and 6th for parking during the Swale Music Festival on June 8, 2019. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.**

**OHIO STREET**

Rich Deel (Project Manager, American Structurepoint) gave a project update stating that D&M Construction continues to work around the ditch to restore the area for the next couple weeks. Then they will continue with restoration throughout the site. Mr. Deel referred to change order 4 he submitted for the additional drainage at the apartments. The work includes additional drainage and underdrain tied into the current sewer system so alleviate the water running over the sidewalk. The amount of the change order is $18,830.56.

Mr. Phillips pointed out that the extent of the water issue comes from a wide area and asked if this solution would cover the entire area.

Mr. Deel replied affirmatively. He added that there will be minimal grading to get the water to the point where they want it to drain, and then a new manhole will take it out of there. He pointed out that the area is very wet, and it will be difficult to work in, but they can get it done.

Mr. Phillips clarified that this is an area adjacent to and south of the Pine Tree Court apartments along Ohio Street where the groundwater is running over the sidewalk.

Mr. Deel stated that it is groundwater, but they do not know the source of it.

Mr. Phillips recommended approval of the request as presented.

The chair entertained a motion.

**Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving change order 4 to Rieth-Riley Construction Co., Inc. for extra drainage at the apartment complex (southeast end) to alleviate groundwater running over the sidewalk at a cost of $18,830.56. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.**
Mr. Phillips noted that this is outside of the project scope and will be paid out of bond funds. He added that it is the Commission's intent to do other substantial improvements to stormwater and drainage adjacent to the Ohio Street project with remaining funds.

Mr. Deel also reported that Rieth-Riley will be on site starting tomorrow adjusting the manhole castings in the road.

Regarding improvements in the Southgate neighborhood, Mr. Phillips mentioned that the Commission intends to work with Haas & Associates and Global Engineering on additional improvements to stormwater drainage and road reconstruction with remaining bond funds from the Ohio Street bond. Approvals will be forthcoming soon.

US 12 BRIDGE OVER TRAIL CREEK
Chris Murphy (American Structurepoint, Indianapolis IN) gave a project update stating that INDOT has drafted an agreement regarding cost and maintenance responsibilities for those elements of the project determined by the City. He said Structurepoint has reviewed the agreement and forwarded it onto to Mr. Phillips. He advised that it is typical of INDOT's standard agreement for these types of projects, and he recommended approval.

Mr. Murphy talked about the costs for two elements of the project including the pedestrian railing on either side of the bridge and the decorative lights both on the bridge and the replacements on the approaches to the bridge. He stated that INDOT has estimated the cost for those two elements at approximately $428,240.00. Mr. Murphy recommended approval. He pointed out that the cost of installing the decorative lighting also includes removal of the standard INDOT lighting as they would not have replaced them during a standard INDOT bridge replacement.

Mr. Phillips pointed out that the agreement is approved by the Board of Works, not the Redevelopment Commission because it is an agreement with the City for maintenance. He said he believes it was approved at the last Board of Works meeting; they will forward the signed copy onto INDOT. Mr. Phillips said this is the same way the I-94-421 Overpass Bridge project was handled having an agreement with the City.

Mr. Phillips commented that INDOT will be covering the cost of the interior railings on either side and the concrete base which more than offsets the cost of the decorative lights.

Referring to sample design photos distributed by Mr. Murphy, Mr. Babcock asked if the cost for those designs would be in addition to the $428,240.00.

Mr. Phillips replied that it would be; the additional charge would be by change order if the Commission decides to augment the design.
Mr. Murphy referred to the sample design photos explaining options for adding the decorative elements to the railings or panels. Unlike the photos, he pointed out that Michigan City's railings will have horizontal bars, so that must be taken into consideration when a decision is made on adding the elements.

Mr. Phillips said he would talk to Robert Anderson of Structurepoint to get different ideas for adding the elements.

Commissioner Babcock noted that the estimate of $428,240 is much lower than the original estimate of $800,000-$1 million.

Mr. Murphy stated that much of the savings to the City was a result in INDOT's change in scope from a bridge deck overlay rehab project to a bridge replacement. INDOT will be replacing the railing either way. He noted that the $428,240 is based on unit prices that INDOT provides for estimating purposes; the actual value will depend upon the prices bid by the contractor.

ENGINEER'S CASTLE
Greg Kil (Kil Architecture, South Bend IN) reported that the project is complete, and he recommends the final retainage be paid, which he will provide at the next meeting. He gave a project update noting that Larson Danielson is the contractor on the project. The project came in at budget without any additional change orders. Scope was credited back once they got into the upper parapets because they did not need to do the extensive rebuilding which was initially anticipated; they were able to do tuckpointing for a portion of it which credited money and they were able to do the alternates for the remaining interior animal exhibits and upgrades requested. Mr. Kil stated that he would be forwarding photos to Mr. Phillips and Mr. Kienitz for sharing on the City's website.

Commissioner Babcock commented that this is the Commission's second WPA project and he continues to get compliments on the Greenhouse.

Mr. Kil added that the nature of the WPA is scattered around Washington Park, and the zoo is one of the most popular exhibits.

US 421 STREETSCAPE/PEDESTRIAN IMPROVEMENTS
Tim Haas (Haas & Associates, Michigan City IN) stated that regarding the 421 Corridor Plan which was a result of the South Gateway Plan, he met with Mr. Phillips and representatives of INDOT back in 2018 to talk about the City's intent to move forward with making pedestrian and aesthetic improvements along the 421 corridor from 400 North to St. John Road and possibly to Coolspring Avenue. He said the Plan included many other aspects along Highway 20 and 421, including things like limiting the number of driveways because of the excess traffic on 421 due to the fact that there are no continuous frontage roads. Mr. Haas explained that last year they became aware that INDOT was going to do a preventative maintenance project (mill and pave) on 421 from
400 North to US 20. He said he has not heard the status on the project and thought maybe they pushed it back because of the Highway 20 project. Mr. Haas said once they heard about INDOT’s project they talked to them about the City’s plans to see if there was any way to take care of those two projects by working together. INDOT indicated it was not anything they were interested in doing because of the uncertainty of the timing of both projects and making them dovetail together. INDOT indicated they would look at the City’s project as a separate project.

To clarify, Mr. Phillips said the project the City talked about with INDOT incorporated sidewalks on at least one side of the road and the removal of pavement to make that possible as well as restriping 421 from US 20 to 400 North. He noted that INDOT’s paving project would not be a detriment to the City’s project because it results in striping and removal of some pavement on the side of the road. Mr. Phillips said he is looking to restart conversations with INDOT about the project the City wants to do in that area as a 2021 project.

Mr. Haas gave an update about the Towne Center Road extension which is also part of the South Gateway Corridor project. He pointed out that Towne Center Road is the north/south road located west of Meijer, Lowes, and Menards which currently dead ends. The City’s intent was to extend that road all the way down to Walmart’s driveway to create a side road without getting back on 421. He explained that it would be a 500’ long road extension to tie into Walmart’s drive but it is obstructed by three private property owners and wetlands which has stopped this project in the past. There is a deed restriction on the wetlands behind the Kancov property. Mr. Haas said he met with Army Corp of Engineers and IDEM to see what could be done to push this road through. They looked through historical records and said they would be interested in possibly removing the deed restriction from the Kancov property and place it on an adjacent wetland property. Mr. Haas also noted that Indiana’s In-Lieu Fee Program for Wetland Mitigation went into effect last year which might have bearing on whether this project could move forward.

Mr. Phillips said he is looking for authorization for Haas & Associates and staff to continue to explore the possibility of that roadway connection and negotiations necessary with property owners and ongoing discussions with regulatory agencies in 2019.

Commissioner Babcock asked about a contract with Haas & Associates.

Mr. Phillips stated that the Commission currently has a contract with them and it could be augmented if needed.

Commissioner Kowalski asked if that road would provide access into Lowes and Menards from the back as well.
Mr. Phillips said it would not connect back by the theater but indicated that it is also a project in the Corridor Plan as well.

It was agreed by all that Haas & Associates and staff continue the discussions.

**AMERIPLEX DRIVE**
Tim Haas (Haas & Associates, Michigan City IN) reported that the project has been delayed since the onset of winter in December 2018. The contractor, Walsh & Kelly, has called in for utility locates for next week. They will be mobilizing back on site by the end of the month to finish the project. The remaining work includes building sidewalk along the south side of Highway 20 and 100’ on Ameriplex Drive, along with surface asphalt paving and road striping which are both weather dependent. NIPSCO will install five street lights, but Mr. Haas indicated he was unsure of their schedule.

Mr. Phillips pointed out the current construction project is for approximately the first 600’, but it was designed for approximately 1,000’. He stated that at the end of the current pavement the road becomes impassable, and therefore asked Mr. Haas to provide an estimate to regrade the remainder of Ameriplex Drive and put in additional gravel, and if necessary do a change order.

**709 FRANKLIN STREET**
John Blosky and Steven Travis (Amereco Engineering, Valparaiso IN) reported on project activities stating that they prepared quotations for the demolition of 709 Franklin Street. Four contractors were invited, but only one submitted a proposal. Mr. Blosky said he called the three that did not submit proposals. J. Shoffner and GE Marshall replied that they were too busy and Pavey did not respond. Actin Contracting, LLC of East Chicago, Indiana provided a quote in the amount of $117,053.00. Mr. Blosky said it was a responsible and responsive bid and recommended awarding the contract to Actin. Mr. Blosky noted that the quote does include an allowance for P.R.’s Lawn Care to establish and maintain the turf on the site after the demolition.

Mr. Phillips added that it also includes regrading the property where 701-705 Franklin was located due to severe ponding.

Mr. Blosky said there is another allowance in the amount of $14,500 for Deutscher Construction to salvage the historical elements (whole top) of the building.

Commissioner Babcock asked if 709 has a shared wall with 711 Franklin Street.

Mr. Blosky replied that they confirmed it is not a shared wall; it is separate.

Mr. Blosky said the third allowance is $1,572 for Marquiss Electric to remove the ornamental street light during the demolition, store it, and re-install it after demolition.
Mr. Phillips advised Mr. Blosky to document his conversations as proof with the contractors who did not submit quotes. He recommended approval of awarding the contract to Actin Contracting, LLC.

Referring to the quote, Commissioner Oberlie asked if the amount is for the $117,053 plus the $4,500 for the underground tank.

Mr. Blosky explained that there is an area in the back where the asphalt was cut out. Originally it was a coal chute and now is natural gas. He said they thought maybe in between there might have been a heating oil tank. Mr. Blosky said he asked for a price just in case they find something when they rip up the asphalt. He said it does not have to be included, but it could be included and then deducted as a change order later.

All agreed to include it as an element of the project now and deduct it later if it is not necessary.

The chair entertained a motion.

*Motion by Commissioner Oberlie – seconded by Commissioner Sheets awarding the demolition contract to Actin Contracting, LLC in the amount of $117,053.00 for demolition and site restoration and $4,500.00 if necessary for removal of the underground storage tank, for a total of $121,053.00. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.*

Mr. Blosky stated that he would notify Actin tomorrow and he will prepare an agreement and submit it to Mr. Phillips within the next couple days. Within one month they should begin demolition of the building.

**CIVIC PLAZA**
(No update)

**WASHINGTON PARK ENTRY/TRAFFIC CIRCLE PROJECT**
Jay Niec (S E H of Indiana) referred to submitted change orders 1 and 2 stating that change order 1 is for quantity adjustments in the amount of $4,782.61. $17,252.61 of work was added, but $12,470.00 of work was deducted.

The chair entertained a motion.

*Motion by Commissioner Oberlie – seconded by Commissioner Kowalski approving change order 1 to Gariup Construction in the amount of $4,782.61 for the Washington Park west parking lot project. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.*
Mr. Niec explained that change order 2 is to reinstate the landscaping portion of the contract which was removed last fall. Mr. Niec advised that they reached out to both general contractors asking them if they wanted to provide a quote on the work; Rieth-Riley Construction declined, Gariup Construction provided a quote in the amount of $104,032.00.

Attorney Sirinek explained that the original bid was to include landscape maintenance. Included in the regular landscaping bid was one year of maintenance. Also requested in the notice to bidders was a maintenance agreement for two years beyond the original one year upon completion of the project. Mr. Sirinek stated that the two contractors who submitted bids did not put that in their bids, so the whole landscaping aspect of the project was removed with the idea the Commission would come back this spring and reintroduce it, but it ended up being “crosswise” again because certain things needed to be planted when the ground was still semi-frozen. Gariup has provided a quote for the landscaping. Attorney Sirinek said another portion of this is the maintenance. He asked for confirmation that Gariup’s landscaping quote includes one year of maintenance.

Mr. Niec explained that the original bid specifications had qualifications for the marram grass, which called for the contractor to provide a two-year maintenance and warranty agreement as a separate specification. The second specification was for all the general landscaping on the job and it had only a one-year warranty and maintenance agreement, which remains the same today. Mr. Niec pointed out that the price received from Gariup for the landscaping is exactly what they provided last fall; the price did not increase. Mr. Niec stated that they have asked Gariup’s landscaping contractor to provide an estimate for an additional one year for the general landscaping part of the project. They are currently working on that estimate. Their original bid had a maintenance bond of $30,000 for two years of extended maintenance for the overall landscaping. Mr. Niec advised that their quote for $104,032.00 includes a two-year maintenance and warranty agreement on the marram grass and one year on the general landscaping maintenance.

Commissioner Babcock confirmed that what Mr. Niec is asking for is approval of this change order which includes two years of maintenance on the marram grass and one year on the general landscaping, and then come back for a second-year maintenance agreement.

Attorney Sirinek advised that it is a problem. He stated that if all the maintenance can be included at the same time it can then be considered to be part of the overall project like it was originally bid, and then the Commission is not entering into a separate maintenance agreement upon completion of the project.

Mr. Phillips asked Mr. Niec if he had a ballpark estimate of what it will cost.
Mr. Niec replied that he would guess about $12,000.

Mr. Phillips suggested the Commission approve the landscape quote to include the estimated maintenance in an amount not to exceed $120,000, and if necessary adjust it later by change order.

Commissioner Babcock confirmed that it would then include two years on the marram grass and two years on the general landscaping.

Mr. Niec replied that was correct.

The chair entertained a motion.

_Motion by Commissioner Oberlie – seconded by Commissioner Kowalski approving change order 2 to Gariup Construction Co. for landscaping of the west parking lot in Washington Park as it was originally bid as part of the overall package for a total cost not to exceed $120,000.00. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED._

Mr. Niec mentioned that he has spoken with Tim Frame of the Port Authority to see what his department can and cannot do. That conversation is ongoing.

**SINGING SANDS PHASE 2 RIGHT-OF-WAY PURCHASE**

Mr. Phillips explained that as part of the Singing Sands Trail Phase 2 project it is necessary to purchase a few parcels for the location of the trail as well as a little bit of residual left over between the location of the trail and Trail Creek itself. He stated that the request before the Commission is approval (in the claims docket) of $12,120 for purchase of a parcel that would transfer to the Commission from RG Development of MC, LLC. This property is located behind Vanair. Mr. Phillips mentioned that there will be two more parcels to be purchased by the Commission. He noted that this has also been reviewed by the City Attorney and she recommends approval.

The chair entertained a motion.

_Motion by Commissioner Sheets – seconded by Commissioner Kowalski approving the purchase of parcel 7 of the Singing Sands Trail Phase 2 project from RG Development of MC, LLC in the amount of $12,120.00. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED._

**FAÇADE AND UPPER STORY PROGRAM BOUNDARY EXPANSION**

Mr. Phillips explained that the Commission originally established a façade program in 2013. At that time the boundaries were limited to an area bound by 11th Street on the
south, Pine Street on the east, 4th Street on the north, and Wabash Street on west; essentially being the core of the Uptown Arts District, although the boundaries of the North TIF District extend well beyond that. Several properties owners in the North TIF District have shown interest over the years to reinvest in their properties by improving the facades, but the Commission could not approve those requests unless they modified the program rules or adjusted the boundaries. Mr. Phillips referred to the map which reflects those commercial areas (with a few exceptions).

In addition, Mr. Phillips explained that the Downtown 2-story and 3-story commercial buildings don’t stop at 11th Street; they extend beyond the south boundary of the TIF District to the area of Barker Avenue and Fulton Street. He said arguably that commercial district is an extension of the Downtown of our community. As such, Mr. Phillips said he is proposing to add those areas within the TIF District which are commercial or potentially will become used for commercial purposes as well as the extension of properties along Franklin Street south to the alleyway between Barker Avenue and Fulton Street. Mr. Phillips stated that this benefits the North TIF District because it is the gateway to the North TIF District and it is important for the commercial area which is the anchor leading into the Downtown to also be strong and offer opportunities to those property owners as well.

Mr. Phillips recommended approval, asking for two separate approvals for both the Façade Program and the Upper Story Program even though it is the same expanded area for both. The program standards remain the same, this is just an amendment to the geographic area.

Commissioner Sheets commented that he thinks this is an excellent idea because this area has not been touched.

Commissioner Babcock pointed out that the area to the east includes several residential properties and he questioned why that is included.

Mr. Phillips stated that many of those sites and homes are vacant, and he sees the transition of those most likely to more commercial type of uses over time. Mr. Phillips said he included it to be prepared for that, so it doesn’t have to come before the Commission to modify it again in the future.

Commissioner Babcock acknowledged that the program is just for commercial property.

Mr. Phillips confirmed that it is only for commercial property.

The chair entertained a motion for the Façade Program expanded boundaries.

*Motion by Commissioner Kowalski – seconded by Commissioner Sheets approving the expanded boundaries as presented for the Façade Program. Voice
vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

The chair entertained a motion for the Upper Story Program expanded boundaries.

Motion by Commissioner Sheets – seconded by Commissioner Kowalski approving the expanded boundaries as presented for the Upper Story Program. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

Mr. Phillips commented that previously in combination with the program, Horizon Bank offered a low interest loan to offset some of the investment by the property owner. He said he has reached out to representatives of Horizon Bank about revisiting the possibility of continuing that program in the future.

STORAGE AGREEMENT WITH NICTD
Attorney Sirinek recalled that as part of the double track project the City expressed a desire to maintain the façade from the 11th Street South Shore Station, but NICTD needed a place to store it. The Commission offered to store it in the pole barn on their property at 824 E. 11th Street. An agreement was drafted for storage and is for a period of 7 years because the federal government would not accept anything less that 7 years. Whether it is longer, or less than 7 years depends on the double track project. If the project ends up not happening the contract terminates immediately, if the project goes forward and takes longer than 7 years there is an automatic renewal for one year with a 30-day notice to terminate without cause.

The chair entertained a motion.

Motion by Commissioner Oberlie – seconded by Commissioner Sheets approving an agreement between the Michigan City Redevelopment Commission and the Northern Indiana Commuter Transportation District (NICTD) to utilize the building at 824 E. 11th Street for storage of the façade on the existing 11th Street South Shore Station until a new station is constructed. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

RATIFY MOU BTWN MCRC/SANITARY DIST FOR SEWER CAPACITY STUDY
Mr. Phillips explained that is necessary for the Redevelopment Commission to ratify a previously discussed and approved agreement with the Sanitary District for financial participation in the overall sewer capacity study. The Commission has already paid $24,900 for a flow meter study, leaving an additional $50,100 owed out of a $75,000 commitment.
The chair entertained a motion.

Motion by Commissioner Kowalski – seconded by Commissioner Sheets ratifying an MOU between the Michigan City Redevelopment Commission and the Michigan City Sanitary District for a financial commitment of $75,000 from the Redevelopment Commission for the sewer capacity study. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

REPORT BY DIRECTOR
Mr. Phillips presented Commissioner’s with the Departments’ 2018 Annual Report. He said the report would go out publicly tomorrow and will be presented at a future Common Council meeting. Mr. Phillips urged Commissioner’s to review the report to bring them up to date on past and present work and goals going forward.

Commissioner Oberlie congratulated Mr. Phillips and his staff on successful year. He said it was interesting to go back and see what projects are still out there, pointing out that the two gateway plans are very massive making it hard to track all of it.

Mr. Phillips added that it is not only Redevelopment projects and goals, it is also Planning/Inspection Department projects and goals, so it includes the Plan Commission, Board of Zoning Appeals, Historic Review Board, CDBG efforts, and going forward will include the lead safe program.

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Mr. Phillips stated that he received a proposal to do some additional testing and a Phase II ESA for a property located within the North TIF. The amount proposed for the work is not to exceed $18,500. This is part of an ongoing investigation that the Commission has been working on for some time. He requested approval.

The chair entertained a motion.

Motion by Commissioner Kowalski – seconded by Commissioner Sheets approving a proposal in the amount of $18,500.00 for additional testing and a Phase II ESA for property located within the North TIF. Voice vote was as follows: (Ayes) Don Babcock, Pat Kowalski, Charles Oberlie, John Sheets – 4; (Nays) None – 0. With a vote of 4 ayes and 0 nays, the MOTION CARRIED.

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Mr. Phillips asked Mr. Babcock to highlight the News Dispatch article to appear in the newspaper tomorrow.
Commissioner Babcock stated that the headline will read – "MC Housing Boom ‘Impressive’ – Home sales and prices have soared over last six years – If you’re ever planning to sell a home in Michigan City, now may be the time”. Mr. Babcock noted the article contains quotes from Clarence Hulse of the EDC, Craig Phillips, himself, and others. Mr. Babcock stated that some of the work on this was done by Mike Connor (local real estate agent) along with Alan Landing. He said what he appreciates about the article and the work put into doing it is that it is further evidence that the right things are being done within the city. He pointed out having a good working relationship with the City Council, the Mayor’s Office, other departments, and work done by Mr. Phillips on the Redevelopment Commission. Mr. Babcock said he hears a lot of positive comments and the Commission welcomes input.

Mr. Phillips said the important thing to take away from this report is that the geographic area covered by the report is exclusive of the lakefront; it is the core of Michigan City. The report indicates that "It’s the first time we’ve seen the actual city outperform the lakefront.” He said there is obviously something going on in the city causing this uptick to occur, and it reflects a lot of the work the Redevelopment Commission is doing.

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Commissioner Babcock mentioned that last week the City Council approved personal property tax abatement for Marbach. Marbach plans to invest $4 million in Michigan City and will locate in the Haskell building on Cleveland Avenue. This building was built by Holladay Properties along with the Redevelopment Commission. When built, the promise was to provide over 60 new jobs. Relative to a 64,000 square foot building, this averages out to 1 job per 1,000 square feet. The Marbach project alone is to provide 30 new jobs at over $20/hour with benefits. Mr. Babcock said the Commission is creating the opportunity for people to come in and invest in our city. He said assuming the remaining 20-25% of that building is filled, the Commission would look at doing a second shell building in that area since this one proved to be successful. Mr. Babcock said this has met and exceeded their expectations by being almost full in 1-1 1/2 years.

REPORT BY LEGAL COUNSEL
(Attorney Sirinek had nothing further to report)

PUBLIC COMMENTS
Councilman Johnny Stimley commented that he is very pleased with Haas & Associates’ report and the Redevelopment Commission’s pursuit of open conversations with INDOT in making 421 between 400 North and St. John Road more pedestrian friendly. He said this is something the public has continued to reach out to the Council for. He said he is also pleased with the Commission addressing the expansion of Towne Center Road and Meijer Drive.
Councilman Stimley also commented that he is very happy to see the expansion of boundaries for the Façade Program going further south. He said he has had many interested businesses contacting him about the program. Commissioner Babcock thanked the Council for their support of the personal property tax abatement for the Marbach project. He acknowledged the competition between cities to get new investments and projects. He stated that this is a German firm and Michigan City is lucky to have them here. Mr. Babcock said it is good that Michigan City has a nice quality building product to offer which is move-in ready.

Mr. Phillips pointed out that Michigan City has been passed over a number of times because they did not have anything of that quality available.

COMMISSIONER COMMENTS
Commissioner Sheets repeated that he is very happy about the extension of the Façade Program boundaries.

NEXT MEETING DATE
President Babcock announced that the next regular meeting is scheduled for May 13, 2019.

ADJOURNMENT
The chair entertained a motion to adjourn.

Motion to adjourn by Commissioner Oberlie and unanimously approved. The chair declared the meeting adjourned at approximately 6:55 p.m.

John Sheets, Secretary