



MICHIGAN CITY INDIANA

MINUTES OF A REGULAR MEETING OF THE MICHIGAN CITY REDEVELOPMENT COMMISSION NOVEMBER 17, 2025

The Michigan City Redevelopment Commission held their regular monthly meeting in the Common Council Chambers, City Hall, 100 East Michigan Boulevard, Michigan City, Indiana, on Monday, November 17, 2025, at 2:00 p.m. local time; the date, hour, and place duly established for the holding of said meeting. The meeting was available via Zoom and streaming live on the Access LaPorte County Facebook page.

CALL TO ORDER

President Sheila Brillson Matias called the meeting to order at approximately 2:10 p.m.

ROLL CALL

Commissioners present: Clarence Hulse, Philip Latchford, Sheila Brillson Matias, Tracie Tillman, and Sheree Wilson via Zoom – audio/video (all in person unless otherwise noted)

Commissioners absent: Thomas Dombkowski

Staff in attendance: Redevelopment Executive Director Skyler York, Attorney Alan Sirinek, Redevelopment Business Manager Debbie Wilson (all in person)

MINUTES

With no additions or corrections to the minutes of the October 16, 2025 executive session and the October 16, 2025, regular hybrid meeting as submitted, the roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

CLAIMS

Mr. York read the claims listed into the record for November 17, 2025. Payroll for October 2025 totaled \$24,452.56. November claims totaled: (Operating) \$1,911.54; (North TIF) \$178,371.43; (South TIF) \$411,847.12; (East TIF) \$857.00; (Northeast TIF) \$857.00.

Regarding the Northwest Indiana Fence invoice, Commissioner Matias commented that the fence looks good and she sees a lot of children safely playing inside the fenced area.

With no other questions or comments regarding the November 17, 2025 claims, the roll was called and the vote taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

FINANCIAL REPORT

Mr. York reviewed the financial report ended August 31, 2025. Cash balances are: Operating \$229,766.18; South Side TIF \$8,665,221.53; South Side TIF Debt Reserve \$336,308.50; South Side TIF Capital \$16,199.79; North End TIF \$2,406,071.54; East TIF \$775,178.19; Northeast TIF \$1,402,993.25; Transit Development District \$242,039.05, for total cash of \$14,073,778.03. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, bringing total assets to \$14,168,607.62.

The chair called the roll, and the vote was taken for the financial report ended August 31, 2025: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

Mr. York reviewed the financial report ended September 30, 2025. Cash balances are: Operating \$206,444.89; South Side TIF \$8,678,016.82; South Side TIF Debt Reserve \$336,308.50; South Side TIF Capital \$16,199.79; North End TIF \$2,312,915.10; East TIF \$776,056.19; Northeast TIF \$1,404,501.21; Transit Development District \$242,307.31, for total cash of \$14,073,778.03. Loans Receivable include the County Business Loan Fund in the amount of \$94,829.59, bringing total assets to \$14,067,579.40.

A motion was made by Commissioner Hulse and seconded by Commissioner Tillman to approve the financial report ended September 30, 2025 as submitted. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

PUBLIC COMMENTS

John Vangemeren (in person) 2426 Hideaway Point, Michigan City, commented in regard to the SoLa project, stating that he is getting to the point where he is considering moving into a condo someday and thought SoLa might be a place he would like to live, although after consideration he said he does not think he will because there is too much going on there with the hotel and condos, and it is too much in a small area, which takes away from the condo. The other thing that changed his mind is that there are great views from the back, but to the west you would look out your window and see NIPSCO which is a major drawback for him. He said Michigan City will never completely move forward until NIPSCO is gone.

Scott Meland (in person) 200 Kenwood Place, Michigan City, questioned why the Northeast TIF account went down by \$500K. He commented that the Commission committed \$400,000 to the Elston campus last year and asked if that is still moving forward. He asked if there will be a report on the TIF expirations on the additional value that has been created in the 25 years and what the addition to the tax base will be when the TIFs expire. He also mentioned that this meeting was not on the municipal calendar.

Ron Meer (in person) 105 Roberta Avenue, Michigan City, commented that Redevelopment has control of the old police substation at 6th/Willard. He said it is dilapidated, questioning why it has not been addressed. He commented that it is setting a poor example for the westside of Michigan City.

Mr. York stated that the Redevelopment Commission does not own it; it is owned by the City.

Mayor Angie Nelson Deutch spoke regarding the matter, stating that it was part of a request submitted to Congressman Frank Mrvan that made it through but was stymied and held. It is a fiscal year 2025 project where that would be created into a resource center; it is a subset of the opportunity hub. The award was for \$500,000 but because of what is happening with Congress right now the award has been stifled. The request was resubmitted this spring, so the City will follow up on that. It was to be a resource center for the westside and it was going to be utilized for CDBG and some other groups to be in there to provide services on the westside. Regarding the structure itself, the mayor said the City keeps it boarded up. They have gone inside with the inspectors to make sure it is still stable.

Commissioner Matias commented that the building has a long history. It was a substation for community-oriented policing. She said there is often funding in community-oriented policing at the federal level. She suggested that would be another way to find funding.

There were no other public comments; therefore, the chair closed public comments.

ADOPTION OF 2026 TIF SPENDING PLAN

Mr. York explained that due to recent legislation, the Commission must file a spending plan with the Department of Local Government Finance (DLGF) every year. The plan outlines what the Commission anticipates spending TIF money on during the following year. Infrastructure, loans, grants, bonds, and bond spending are all included in the plan. He wanted it to be clear that this is not a budget, it is a plan of what the Commission anticipates spending during the year. It can be adjusted during the year for any unforeseen expenditures.

Mr. York said the Commission deferred voting on it last month because there was a request for funding from the schools. Over the past 5-6 years, the Commission has

provided grants to the schools in the amount of a few million dollars, which is allowed by state statute. That money goes toward economic development activities such as teacher training, workforce training and technology. Although, this year the Commission needed to figure out what the effect of Senate Bill 1 (SB1) was going to look like over the next couple of years before making that commitment. He said he worked with the Commission's financial advisors (Baker Tilly) who determined that based on the money the Commission is spending and the projects they will be spending money on, the Commission could allocate about \$600,000 a year to them over the next two years. The third year the Commission would ask the schools to come back to them with another request because at that point in time there should be a better financial analysis of what the effect of SB1 will be over the next two to three years.

Mr. York explained that SB1 is basically the adjustment of tax revenues that will happen right after the first of the year. This took effect in July this year. There will be significant reductions in revenue provided by property tax, and that impact will have to be figured out over the next few years.

Commissioner Latchford referred to page 2 of the spending plan where it mentions a \$500,000 grant but does not have a description.

Mr. York said he believes that is a typo and it should be the grant to the schools but should be \$600,000.

Mr. York stated that upon the Commission's approval, this will be given to the Controller's Office to submit it to the DLGF on behalf of the Commission.

A motion was made by Commissioner Latchford and seconded by Commissioner Tillman approving the 2026 Spending Plan as presented with the change in D(5) for \$600,000 to Michigan City Area Schools Grant, for submission to the DLGF by December 1, 2025. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

TAILWINDS BUSINESS PARK DEVELOPMENT AGREEMENT

Mr. York acknowledged that the developers Matt Rossman and David Uran were present tonight. He explained that he has been working on this project for some time and it is a result of the work the Commission has been doing with the South TIF Connectivity Project and the 421 Corridor Plan. He said he was approached by the owners of the property to the east of Mendards, west of Cleveland Avenue, and between the movie theater and Walmart area. They want to implement a piece of the South TIF Connectivity plan, although they need help with the road, although they still have their entitlements and subdivisions to complete.

David Uran (in person) introduced himself stating that he lives at 218 Sheridan Street in Crown Point, Indiana, and Matt Rossman (in person) introduced himself stating that he is with ICS at 11035 Broadway, Crown Point, Indiana.

Mr. Uran started out by agreeing with Mr. York that there are a lot of moving parts with this, but hopefully the first part is the Commission's consideration today for a term sheet that allows them to understand the roles and responsibilities and the definitions of what this project may be able to do going forward, and that will then kickstart the other boards and commissions to follow suit based on the timelines they have been working towards for this project to go forward. Their legal team is Heather James with Ice Miller who has been working directly with the Commission's legal team.

Mr. Uran explained that Tailwinds development is a business park, about 15 acres in size east of Menard's and Lowe's, south of the AMC Theater, on the boundaries of Cleveland Avenue. He said there is an opportunity there for public participation and a public/private partnership on creating a roadway there that would connect a business park to match the vision that is currently going on in Michigan City. Their vision includes expansion, economic opportunity, and employment that will help that south corridor. He referred to the comment about the TIF area sunsetting in 2027. He said their hope is the TIF area will be allocated going further east, and that this project could be a catalyst for better things to come in the next 25 years with the vision of that corridor as the City continues to develop this area for the community.

Mr. Uran talked about the advantage of this location and that it fits in the combination of visibility and accessibility as well as being friendly for the industrial business park atmosphere being by Lowe's and Menard's. He said this would be a public roadway and would be dedicated back to the City. They will make sure the infrastructure (sewers, utilities...) would be sized properly so growth would continue to go east. The roadway itself would be conducive to proper traffic flow, not only for the business park, but connection between Cleveland Avenue into the existing economic development already to the west.

Mr. Uran spoke about the construction of 11 buildings with over 700 construction jobs being created over the lifetime of this development which equates to about \$50 million+ construction to the local trades. He emphasized the use of union trades to construct this, hiring the people who live in Michigan City and the surrounding local trades that support the development of Northwest Indiana. Mr. Uran spoke about permanent jobs, indicating that once fully built out, it should create +-200 brand new permanent jobs, which is over \$10 million of annual payroll that goes into it. He talked about the tax dollars from a development of this size being anywhere from \$40,000 to \$150,000 based on today's wages. Regarding private capital, Mr. Uran said this is a \$30 million project. It is leveraged from the private side – the developer which is Matt and his partner who own the property. Mr. Uran stated that they are not being speculative and trying to make deals with other people; they are the people coming in and working directly with the

Redevelopment Commission for consideration of this agreement. He asked for the Commission's participation in the term sheet.

Mr. Uran explained that the first phase is the public roadway, so it is a 15 to 1 return in ratio. Regarding the long-term community economic value of this project, Mr. Uran said Tailwinds answers the immediate need here. He said with the growth in other areas of the community on the north side, west side, and southside, they need brand new facilities as corridors, housing, and commercial development occur. He said development like this is really key to the vision and what is trying to be established here.

Mr. Uran said the public to private partnership works well. They have a stake in it as well. The City will get a roadway. The conservative estimate right now is \$3.1 million, but the Commission is capped at \$2 million. If it goes higher, it is on the developer, but they are going to improve that working directly with the City's public works, boards, and commissions for their entitlements. They understand that if other things need to be added to the project that will fall on the developer, not the City.

Mr. Uran threw out the question of how they get repaid back on that. He said that is outlined on the second phase of the term sheet, and the only way they get paid back is if they deliver the product, they deliver the assessed valuation, they deliver the 11 units over time. If they fall short on that, it will fall on Matt and his team. The City will get a \$3+ million road, if not more, for half the cost, so Mr. Uran said it is on them to be aggressive, go out there and deliver what they have promised here today.

Mr. Uran said there are things in place to safeguard the Commission. He commented that from getting something that will be a road to nowhere, although the City will be getting a road to somewhere because things are going to have to happen. If not, the developer will get the short end of the stick on this deal. He said they agree to the terms and think it is a good deal. He hopes that the Commission will consider this deal as well.

Mr. York said it is a fact that a large chunk of the South TIF goes away in 2027. Because this is basically barren land at this location right now, it would be the recommendation of Mr. Mouser and himself, that this would be the opportunity to start a new TIF and start the second phase of what the Commission wants to do on the south end of town. He said he has been in contact with people near Cleveland Avenue who would like to be annexed into the city. This would be beneficial to them for future infrastructure expansions, pipes, and pavements. This would be the second phase at the same time.

Mr. Uran stated that if this moves forward tonight, they would come back to the Commission after the first of the year to start the TIF process. He said today they are strictly looking at the term sheet to see how the Commission feels about not only this project, but the long-term vision and what could be in front of Michigan City going forward, with annexation being a big part of that.

Mr. York explained that the \$2 million would be made through a forgivable loan to them, so we would have to work with the Economic Development Commission (EDC). The Commission has done this in the past for the train station and the EDA bonds for SoLa. Statute allows the EDC to loan money. The Redevelopment Commission would have to agree to do this then go to the EDC and then to the Council. After that it would be provided to them in the form of this loan. Mr. York said he confirmed \$2 million is available. The \$2 million would be paid over the course of three pays (as benchmarks) on building the road. Mr. York said the subdivision still has to happen, laying off of 11 lots, and then laying off the road. The City Engineer would make his final recommendation at the time of subdivision for the INDOT spec road. He has already added sidewalks, curbs, stormwater, etc. Right now, the cost is estimated at approximately \$4 million. The developer is asking the Redevelopment Commission for a commitment of \$2 million in the loan.

Commissioner Matias asked if it will be digital infrastructure.

Mr. Rossman replied that the IT provider will typically come in and put in most of that infrastructure, so that is why it is not listed. He said he has never had to pay to put in the IT infrastructure in a development. They will run the conduits, hubs, and sleeves, and the developer just coordinates with them.

Commissioner Tillman commented that this will be a great collaboration of having this roadway put in for the simple fact if for whatever reason this development does not come to fruition but the road does. She said for \$2 million to have this opened up will be a great asset to the city.

Mr. York agreed, and said it is going to happen. He pointed out that the Redevelopment Commission has already contemplated putting this road in as part of the South TIF Connectivity Improvement Plan and has already laid out this plan. He agreed with Commissioner Tillman that the worst of the worst-case scenario is the City gets a road which would provide some relief to this area and get people from Cleveland Avenue. He said this is a great opportunity to do it.

Commissioner Tillman asked Mr. Uran to reiterate that they will be utilizing local unions.

Mr. Uran stated that 100% it is going to be local union trades. He is a big proponent of building it the right way the first time, and making sure that local trades are taken care of. He said they are big contributors of the economic wheel and they are quality. He said this is going to be quality, not just quantity.

Commissioner Latchford asked if the creation of a new TIF district is necessary for this to move forward.

Mr. York responded that it is not necessary for the \$2 million, although they are asking for up to \$4 million in this agreement. \$2 million is available, but rather than paying it out, he said it would behoove us to take the steps to create this new TIF because there is nothing there right now. The Commission will get the benefit of collecting all the increment off of this and being able to invest it all here. The TIF will go away in two years so it would be a project specific TIF at that point in time. The other \$2 million could be paid out in the form of a bond.

Mr. Uran said that Phase 2 is still negotiable but it is important to make sure that the public improvement side is covered. He went on to talk about the cost savings of doing this roadway through the project with them and the money coming into the new TIF from the new development coming in. He said that this motivates Matt and his team to construct the buildings in a timely fashion to be able to collect off that new assessment to pay back that debt that is still carrying on there. If they get really aggressive, he said they can expand and build those buildings much faster if there is demand, and then the \$2 million gap can be recovered quicker and possibly put other things into that corridor. Mr. Uran reiterated that the cap is the cap.

Mr. York explained that the term sheet outlines what was discussed tonight. It outlines the 11 lots and it outlines the ask. It also outlines the first phase and second phase.

Attorney Sirinek added that it outlines the \$2 million to be paid in installments of 40%, 40%, and 20%.

Mr. York stated that this term sheet is the first step and the redevelopment agreement would be the next step. He is hoping to bring that back to the Commission at their December 8th meeting.

Mr. Uran pointed out that once they get permission to move forward, per the term sheet they will have 12 months to deliver the public roadway, so within 15 months there will be connectability from Cleveland Avenue to the Lowe's and Menard's area.

Attorney Sirinek stated that the term sheet will be repeated within the project agreement. It describes the two phases with the first being the infrastructure and roadway and the second being the flex buildings. While it is part of the overall project, they are not mutually exclusive, although he said if at the end of phase 1 if phase 2 does not happen, the City will have a roadway for \$2 million within 15 months. That is where it will end up regardless of anything else that goes forward. Attorney Sirinek said it is the advice and recommendation to approve the term sheet today and they will continue to work on the Economic Development Agreement and hopefully bring it to the Commission in December for consideration.

Mr. York stated that the reason for doing this term sheet is to give Mr. Rossman some assurance from the Commission so that he can start the entitlements and do the engineering plans.

The chair opened public comments.

Scott Meland (in person) 200 Kenwood Place, Michigan City, commented that this sounds like a great project, and that roads equal development. Instead of a forgivable loan, he questioned if the same mechanism could be used as was used for the SoLa project (a developer backed bond) to waive City liability.

Mr. York replied that the TIF there is expiring soon so there will not be a financing mechanism to do anything like that. Also, he said we do not want to obligate the current TIF to anything else because it is expiring soon; we want to keep as much cash as possible. That is the reason we are not providing the full \$4 million in cash. The new TIF would be project specific so what they generate would be going to that. Then at that point in time they would be able to do a developer backed bond if they choose to.

The chair closed public comments.

A motion was made by Commissioner Tillman and seconded by Commissioner Wilson approving the term sheet between XLRP, LLC and the Michigan City Redevelopment Commission for \$2 million in cash for the Tailwind Business Park project on 14.25 acres located between Meijer Drive and Cleveland Avenue, south of the AMC Theater. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

WABASH STREET / 7TH STREET DEVELOPMENT

Julian Walters (in person) came forward and introduced himself as president of Eminent Development Corporation. He provided a PowerPoint presentation of the proposed development.

Mr. Walters stated that this is a lot at 7th Wabash Street. It is an infill lot owned by a local stakeholder who they have had conversation with over the last year and a half about acquiring this property and developing it into a mixed use commercial building. He said with the momentum Michigan City is beginning to attract and all the development going on, they felt this would be a great location to ignite the Wabash Street corridor across from Lighthouse Mall. Currently, he said they are looking at about 60 units with about 6,000-8,000 square feet of commercial space, looking to attract an anchor tenant.

Regarding the financing, Mr. Walters stated that they have their debt secured and their equity secured but there is a small gap, so they need some municipal support. Referring

to the PowerPoint, Mr. Walters said they are proposing a 5-story mixed-use building with some covered parking with 32 parking stalls for residents. Currently, this is an infill lot with a single-family home on the south end of the site that would be demolished for parking stalls. Trying to target the young professionals demographic that utilize the South Shore, there would be a mix of two-bedroom units and one-bedroom units with a mixed-income approach. With the larger projects coming online, this would provide more immediate stock and more quality housing right out of the gate. Most of the units would be market rate and then 40-60% of the units would be workforce housing. These units will be comparable to some of the new developments around Michigan City, especially the downtown area district. He referred to the rendering of the proposed building noting the fitness center for residents and the floor plan. He talked about the exterior of the building with one concept being to match what already exists in Michigan City with the brick but also add a modern look to it by having a lot of glass facade facing the streetscape. Another inspiration would be more modern with red brick and an accent color. They can also mix and match some of these concepts and designs to create something everyone would be happy with.

Mr. Walters referred to the presentation and the capital stack, stating that he is really before the Commission to hopefully get their support because a lot of things have been held up in terms of their development, so he wants to make sure they actually have a project and can continue their due diligence. He said initially they were asking for cash from the City, but now it is more of a developer backed bond that has been in some of the conversation. He said they used Baker Tilly's analysis in their request along with multiple third parties to give an idea of what would generate with this project. Mr. Walters said there are partners lined up for the debt, construction, and equity so they are at a point where they have to start executing things and making sure that their team as a development partner is aligned with the City and that they are in support of this project.

Commissioner Matias asked about the breakdown between market rate and affordable workforce housing.

Mr. Walters replied that the current breakdown will be between 40-60% of the units will be workforce housing. He said he has been working with PNC who is both the equity partner and the debt provider. They have a new hybrid model based off CRA need that requires an affordable component of it – more workforce housing. That is where the breakdown came from; 80-120 moderate income levels.

Commissioner Tillman mentioned Lange's Meat Market next to that site. She asked if there have been any conversations or anything in regards to how they feel about this project being there, and if they are going to remain there, or if Mr. Walters could incorporate that. She said it is a pillar part of Michigan City.

Mr. Walters replied that there has been conversations with the owner, but they have their opinions and we have ours. He said they would love to acquire that, they have had some

progressive conversations, and they are still open to that. He said it would be perfect for them to incorporate that into their project and design plans, but as it stands currently, it is not. He stated that everything they modeled out is around the meat market.

Commissioner Tillman asked Mr. Walters what his take is on utilizing local union.

Mr. Walters replied that he is all for it. He said all of their deals that they have done utilize majority local subcontractors. They are more than comfortable with how to report that. Again, he stated that they would love to use union and non-union workers. They would put out a bid set and then go through the process which will go out to union workers and non-union workers who pay prevailing wages.

Mr. York asked Mr. Walters what their ask is of the Redevelopment Commission today.

Mr. Walters replied that they are looking at \$3 million.

Mr. York said to keep in mind that is a developer backed bond and the Commission must take some steps to make that available to Mr. Walters. There would be no risk to the City other than allowing him to have access to the City's bond ratings. The risk is on Mr. Walters and if he does not perform, he does not get any money to pay it off. If he does perform, then he gets to use that increment to pay off the bond. It does not have an effect on the City's bond rating.

Commissioner Matias stated that it is important to note for the community that they are basically using the City's financial security to achieve their bond to construct the project.

Commissioner Tillman commented for the record that it is nice to see a project like this coming forth and to have a minority developer that wants to bring something like this into the city, which we do not see that often. She said the presentation was well put together and that she would love to see this come to fruition.

Mr. Walters mentioned the stakeholder investment and the landowner Abdul Ibrahim and even though this is a public-private partnership, having that community member involved in this is a big highlight, and he said he thinks others would probably follow suit. He said there are other people sitting on land or have some lots that maybe could be developed, but they do not think it is possible. Mr. Walters said this is an example of what could be possible.

Commissioner Hulse commented that it is great to see smaller projects. He said everybody thinks the Commission only does big \$100 million+ projects, but he said it is good to see smaller projects come to fruition too. The Commission does the same amount of work to get them into the city. He said there are a lot of empty lots in the downtown and midtown, and we want to see development across the whole city.

Mr. York stated that the term sheet in general will allow Mr. Walters access up to \$3 million in developer backed bonds. There are also some timeframes associated with that as well.

Attorney Sirinek asked if there is an approximate completion date.

Mr. Walters replied that it would be a 12-14 month construction time with substantial completion by 2027.

A motion was made by Commissioner Hulse and seconded by Commissioner Tillman approving the term sheet for Julian Walters/Eminent Development Corporation allowing up to \$3 million in a developer backed bond for a mixed-use development project at the corner of 7th/Wabash Street. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

CCS CONTRACT EXTENSION 5TH/PINE DEVELOPMENT

This item was tabled until the December meeting to allow staff time to review the contract.

CHRISTMAS TREE 7TH/FRANKLIN STREET

Mayor Angie Nelson Deutch stated that the Park Department and Special Events is sponsoring this project. She said this was presented to her by Chris Yagelski who works on the City's landscaping contract, and this was an opportunity to get a tree that used to be used with another municipality. Friday night before the parade there will be the tree lighting and photo op, with Washington Park opening that evening. The next day will be the Snowflake Parade. It will be a weekend of different things. They are trying to figure out how to engage local businesses.

A motion was made by Commissioner Hulse and seconded by Commissioner Tillman to allow the use of Redevelopment-owned lots at 7th/Franklin Street by the Park Department and Special Events for holiday festivities on Friday, December 5, 2025. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

AMERIPLEX DRIVE PHASE 2

Mr. York recalled the Commission approved a contract with Haas & Associates to extend Ameriplex Drive. There was confusion on how to bid that out because the land is owned by the formal municipality. The Commission's contract will be adjusted to include that in the scope. Once they are ready to bid, they will go the Board of Works and ask for permission to bid that out. Then, all the bidding will be done through the Redevelopment Commission's normal bidding process. The Commission would let the Board of Works know who was chosen and from that

point on it will be up to the City Engineer to accept the road and put it formally into the City's inventory.

Attorney Sirinek advised that the Commission has already approved the contract. He will make the minor modification which does not change the actual text or the nature of the project.

SoLa UPDATES

Mr. York reported that the developer has secured some debt financing on the hotel through an organization that does debt financing. That information has been provided and it is being reviewed.

Mr. York mentioned that there has been some talk about the \$450,000 donation to an affordable housing fund. He wanted it to be clear that the Economic Development Agreement dictates that the Redevelopment Commission has the purview to put that money where they would like to. He said the most pertinent place to put it would be into the Silver Birch Affordable Housing Fund that the City Council established which gives them control over the expenditures.

Commissioner Tillman stated that fund was established and she introduced that in 2023. There is money in that fund already so this would build up that fund to be utilized for that purpose.

Commissioner Matias said she personally likes that idea because it takes it out of the Redevelopment Commission and puts it to the fiscal body so the Controller's Office can help make sure it is used correctly.

Commissioner Tillman stated that when those funds become available the Controller's Office will oversee that, but it will fall under the criteria of the CDBG or any other sources that the City may offer to be eligible for assistance.

Mr. York said to keep in mind that we will not have these funds until the project starts or until they do their bonding. The funds will be received only when the project proceeds. He said it is a good idea to make a motion to make sure that when those funds do become available we know exactly where they are going and we have a fiscal plan.

A motion was made by Commissioner Tillman and seconded by Commissioner Latchford to dedicate the \$450,000 donation from the SoLa project when it proceeds to the Silver Birch Affordable Housing Fund. The chair called the roll, and the vote was taken: (Ayes) Commissioners Hulse, Latchford, Matias, Tillman, Wilson – 5; (Nays) None – 0. With 5 in favor and 0 opposed, the MOTION CARRIED.

Mayor Angie Nelson Deuitch commented that it is a great place to put it and it is really paying for the property. Community benefit-wise she said we still have the permit fees and all those other things that are tangible that we will receive once this moves forward. Now that money is going

into the Affordable Housing Fund every year, the mayor said as they continue to work with the churches and other organizations on affordable housing, this would be a good opportunity to participate with them and also with the Lilly money that the City received for this purpose.

Commissioner Matias commented that the Mayor hears the same thing that they do and the discontent about SoLa and the fact that it has been dragging on forever. She said as a Commission they are frustrated. At the beginning of the year they gave them a timeline with dates and they have kept to those dates up to this point. Looking forward, she asked the mayor what the community can anticipate as our next steps.

The mayor replied that the contract that was signed had a date of December 31st for the bonds. She said they have a meeting coming up in a couple weeks to find out where they are in that process. So far, they have met every milestone. The mayor said her priority was always the hotel versus the condos. She said they will find out where they stand in the upcoming meeting. She said she thinks the EID was part of the mixed messaging on something nefarious happening, although she said the goal is to protect the city. She said they do not ever want to go through a 5th/Pine Street again. She stated that the City wants to make sure they control the property so if they decide to part ways they do not have a problem of getting our property back. It was trying to protect what we have and not spend any additional dollars. The Mayor stated that we need to continue to hold their feet to the fire and see where we go from here.

11TH STREET STATION GARAGE AND RESIDENTIAL TOWER UPDATE

Mr. York reported that they are still moving forward and the timeline is still March 2026 to rent the condos in the south 7-story stack and June 2026 for the northern tower.

REPORT BY LEGAL COUNSEL

Attorney Sirinek reported that there was an executive session before this meeting. No items were discussed other than what is permitted by the Open Door Law and no decisions were made.

REPORT BY DIRECTOR

Mr. York commented that he really likes the smaller projects. They are just as important because they start filling in the missing teeth of our blocks where buildings are torn down but not put back. Referring to Mr. Walters project, Mr. York said it is stepping out of the box and even though it is not a \$100 million project, it is equally important as the big ones. He said he is glad the Commission could make that work for Mr. Walters. He has been working with Mr. Walters for over a year to try to bring this project to fruition.

COMMISSIONER COMMENTS

(None)

NEXT MEETING DATE

The next regular meeting date is scheduled for December 8, 2025.

ADJOURNMENT

With all matters of business addressed, the chair declared the meeting adjourned at approximately 3:40 p.m.



Clarence Hulse, Secretary

A handwritten signature in black ink, appearing to read "Clarence Hulse", is written over a horizontal line. Below the line, the name "Clarence Hulse, Secretary" is printed in a standard font.