

Merrillville Municipal Complex
6:15 pm

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II. Roll Call

Accts. Payable Register Voucher Approval for January 10th, 2023
Approval of Meeting Minutes from December 27th, 2022.

V. New Business

- ## VI. General Orders

A Resolution of the Town of Merrillville Redevelopment Commission approving TIF draw request by Holladay Properties not to exceed \$1.5 million dollars for payment of developmental expenses at Ameriplex Crossroads. (resolution to follow)

VII. Adjournment

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	CHECK AMOUNT	CHECK #	DATE	MEMORANDUM
SubTotal Fund Number 2250							194634.30			
**Fund Number 2555 POLICE EQUIPMENT (9508)										
**Department 010										
01/18/2023	146625	SOUTHEND BODY SHOP		2555010361.000	POLICE EQUIP/REPAIRS	REPAIRS TO #334's 10-50	1443.12	/ /		
01/18/2023	146625	SOUTHEND BODY SHOP		2555010361.000	POLICE EQUIP/REPAIRS	REPAIRS TO #305's 10-50	5183.88	/ /		
SubTotal Department 010							6627.00			
SubTotal Fund Number 2555							6627.00			
**Fund Number 2556 PROPERTY SEIZURE (9511)										
**Department 010										
01/09/2023	146486	LAKE COUNTY SUPERIOR COURT		2556010999.000	PROP SEIZURE/UNAPPROPRIATED BILLINGSLEY	CAUSE #45D09-2110-MJ-812 SEIZED CURRENCY TO BARRY	4688.30	/ /		
SubTotal Department 010							4688.30			
SubTotal Fund Number 2556							4688.30			
**Fund Number 2571 BROADWAY TIF PROJECT (9501)										
**Department 010										
01/12/2023	146550	FIRST GROUP ENGINEERING, INC.		2571010363.000	BDWY TIF/ST IMPROVMT	ENGINEERING SERVICES	464.74	/ /		
01/12/2023	146548	VS ENGINEERING, INC.		2571010363.000	BDWY TIF/ST IMPROVMT	ENGINEERING SERVICES	2086.20	/ /		
01/12/2023	146548	VS ENGINEERING, INC.		2571010363.000	BDWY TIF/ST IMPROVMT	ENGINEERING SERVICES	39847.40	/ /		
01/10/2023	146501	HUBINGER LANDSCAPING CORP.		2571010394.000	BDWY TIF/CONTRACTUAL SERVICES	58TH AVE	1500.00	/ /		
SubTotal Department 010							43898.34			
SubTotal Fund Number 2571							43898.34			
**Fund Number 2572 MISS. ST. TIF PROJECT (9543)										
**Department 010										
01/12/2023	146547	BUTLER, FAIRMAN & SEUFERT, INC		2572010363.000	MISS ST TIF/ST IMPROVMT	ENGINEERING SERVICES	3400.00	/ /		
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT	ENGINEERING FEES	1340.00	/ /		

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	DATE	MEMORANDUM
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	AWARD MISS ST TIF/RDC GRANT	ENGINEERING FEES	9972.41	/ /		
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING FEES	3828.50	/ /		
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING FEES	2046.75	/ /		
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING FEES	381.50	/ /		
01/12/2023	146546	BUTLER, FAIRMAN & SEUFERT, INC		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING SERVICES	18030.00	/ /		
01/10/2023	146514	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING FEES	11413.00	/ /		
01/10/2023	146513	ROBINSON ENGINEERING		2572010382.000	MISS ST TIF/RDC GRANT AWARD	ENGINEERING FEES	3828.00	/ /		
SubTotal Department 010							54738.91			
SubTotal Fund Number 2572							54738.91			
**Fund Number 3368 2014 RDC BOND DEBT SERV (0185)										
**Department 010										
01/19/2023	146641	HUNTINGTON NATIONAL BANK		3368010384.000	2014 RDC BOND/DEBT SERV	DEBT SERVICE	259050.00	146641	01/19/2023	
SubTotal Department 010							259050.00			
SubTotal Fund Number 3368							259050.00			
**Fund Number 3370 MERR. RD. TIF DEBT SVC. (9522)										
**Department 010										
01/19/2023	146648	HUNTINGTON NATIONAL BANK		3370010377.000	MERR. RD. TIF/DEBT SERVICE	DEBT SERVICE PAYMENT	163600.00	146648	01/19/2023	
SubTotal Department 010							163600.00			
SubTotal Fund Number 3370							163600.00			
**Fund Number 3372 MISS. ST. TIF DEBT SVC (9519)										

**Town of Merrillville
Redevelopment Commission Meeting Minutes
December 27, 2022 6:15 pm
Merrillville Municipal Complex**

Call to Order

The meeting was called to order by Mr. Pettit at 6:16 pm.

Roll Call

Mr. Minchuk took roll call. Present were the following members: Mr. Hardaway, Mrs. Uzelac, Mr. Pettit. The following member was absent Mr. White. There were 4 members present, there is a quorum.

Consent Agenda None

Accts. Payable Register Voucher Approval for December 27th, 2022.

Approval of Meeting Minutes November 22nd, 2022 and December 13th, 2022. A motion was made by Mrs. Uzelac to approve, seconded by Mr. Hardaway. There was no discussion. Motion carried with a voice vote of 4 yes and 0 no.

Old Business: None.

New Business: None.

General Orders:

A. Resolutions (Discussion & Voice Vote)

Resolution 22-91 (Discussion and Voice Vote)

A Resolution of the Town of Merrillville Indiana, Redevelopment Commission transferring appropriations within the budget of the Redevelopment Commission, and authorizing an encumbrance. Trista from Cender Company gave a brief explanation of the encumbrance. A motion was made by Mr. Hardaway to approve, seconded by Mrs. Uzelac. There was no discussion. Motion carried with a voice vote of 4 yes and 0 no.

Mr. Pettit referred to Mr. Reardon on where the commission is at with the second draw regarding Holladay draw that was discussed on December 13th meeting. Mr. Reardon gave a brief description on the matter.

Adjournment: Mr. Minchuk makes a motion to adjourn, seconded by Mrs. Uzelac.



Town of Merrillville

219.769.6784 Fax 219.756.8005
13 W. 73rd Ave.
Merrillville IN 46410
sking@merrillville.in.gov

Town of Merrillville
7820 Broadway
Merrillville, IN 46410

January 4, 2023

Attn: Mr. Rick Bella, Council President

Re: Recommendation to Approve

President Rick Bella and Town Council,

The Town's professional staff have reviewed the December 2022 billing for work completed at the Dean and Barbara White Community Center and we concur Core Construction's recommendation in approving payment for Application # 27 to the vendors listed below in the total amount of **\$135,448.86**

Vendors Name	Invoice Amounts
Core Construction	\$11,848.86
Sweney Electric	\$11,100.00
Dant Clayton Corporation	\$112,500.00
Total	\$135,448.86

If there are any questions, or if you require any additional information, please do not hesitate to contact me at 219.769.8764.

Very Truly Yours,

Steven J. King
Engineering Administrator/
Public Works Director

\\Merrillville.local\\Building\\Steve\\Community Center\\Community Center\\Monthly Billing\\December 2022\\December 2022 Approval Letter.docx



833 West Lincoln Hwy., #120W
Schererville, IN 46375
T 219.961.4325
F 219.961.4326

December 14, 2022

Attn: Pat Reardon
Town of Merrillville
7820 Broadway
Merrillville, IN 46410

Re: Invoices for Payment. 19-01-002 Merrillville Community Center
Dear, Mr. Reardon,

CORE Construction has reviewed the billings for the month of **December-22** and has found all the billings to be within the contract documents and percent complete for work performed. CORE Construction recommends all billings totaling **\$135,448.86** be paid for month of **December-22** work complete. A complete list of vendors to be paid along with amounts to be paid is shown below.

RECOMMENDED PAYMENTS BOX

Vendors Name	Amount	APPROVALS				
CORE Construction Indiana LLC	\$11,848.86					
Advanced Engineering Services (AES)	\$0.00					
Construction Field Services	\$0.00					
DVG	\$0.00					
V3 Companies	\$0.00					
Dyer Construction	\$0.00					
Austgen Equipment	\$0.00					
Reith Riley	\$0.00					
Hubinger	\$0.00					
Dukane Precast	\$0.00					
Nugent Concrete	\$0.00					
Gough Construction	\$0.00					
Wilson Iron	\$0.00					
Gibson-Lewis	\$0.00					
Korellis Roofing	\$0.00					
EC Babilla	\$0.00					
Trout Glass	\$0.00					
Huggett Betten	\$0.00					
TSI	\$0.00					
Keifer	\$0.00					
Oosterban	\$0.00					
Lee Company	\$0.00					
Eldorado Walls	\$0.00					
Valley Fire	\$0.00					
V&L Plumbing	\$0.00					
Circle R Mechanical	\$0.00					
Sweeney Electric	\$11,100.00					
CNC dba HELITECH	\$0.00					
MUSCO	\$0.00					
Snap-on Industrial	\$0.00					
Caterpillar	\$0.00					
Maumee Bay Turf Center	\$0.00					

Vendors Name	Amount	APPROVALS				
Bakos Richards	\$0.00					
Stafford-Smith	\$0.00					
Midwest Commercial Fitness	\$0.00					
Deere & Company	\$0.00					
Heinold & Feller	\$0.00					
Landmark Sign Group	\$0.00					
HDW	\$0.00					
Staples	\$0.00					
Midstates Recreation	\$0.00					
Budget Blinds	\$0.00					
Alert Alarm	\$0.00					
HQ Production Audio	\$0.00					
Grainger	\$0.00					
BSN Sports	\$0.00					
Reed Rigging	\$0.00					
Midwest Netting	\$0.00					
Nevco	\$0.00					
Ecolab Inc.	\$0.00					
SV Improvements, Incorporated	\$0.00					
Miss Print	\$0.00					
Howard's Tree Service	\$0.00					
Ozinga Energy	\$0.00					
Larson Danielson	\$0.00					
Gluth Brothers Roofing	\$0.00					
Mechanical Concepts	\$0.00					
Reichelt Plumbing	\$0.00					
Pac-Van, Inc.	\$0.00					
United Rentals	\$0.00					
Monroe Pest Control	\$0.00					
Ellas Construction	\$0.00					
9 Mile Branding LLC	\$0.00					
Architectural Bronze & Aluminum	\$0.00					
American StructurePoint	\$0.00					
Switch Rail	\$0.00					
Sherwin Williams	\$0.00					
Fred's Contracting	\$0.00					
Dant Clayton Corporation	\$112,500.00					
Totals	\$135,448.86					

CORE Construction Indiana, L.L.C.

Andrew Farmer
Project Manager

www.coreconstruction.com

AIA Document G736

Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: Town of Merrillville PROJECT: Merrillville Recreation and Community Center APPLICATION NO: 27 DISTRIBUTION TO: OWNER ☐ CONSTRUCTION MANAGER ☐ ARCHITECT ☐ OTHER ☐

ATTN: Richard Hardaway VIA CONSTRUCTION MANAGER: CORE Construction Indiana LLC PERIOD TO: 12/31/2022

PROJECT APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Project. AIA Document G737, Summary of Contractor's Applications for Payment, is attached.

1. TOTAL CONTRACT SUMS (Item A Totals)	\$ 24,000,000.00
2. TOTAL NET CHANGES BY CHANGES IN THE WORK (Item B Totals)	\$ -
3. TOTAL CONTRACT SUMS TO DATE (Item C Totals)	\$ 24,000,000.00
4. TOTAL COMPLETED & STORED TO DATE (Item F Totals)	\$ 21,548,057.49
5. RETAINAGE (Item H Totals)	\$ -
6. LESS PREVIOUS TOTAL PAYMENTS (Item I Totals)	\$ 21,412,608.63
7. CURRENT TOTAL PAYMENTS DUE (Item J Totals)	\$ 135,448.86

The undersigned Construction Manager certifies that to the best of its knowledge, information and belief this Project Application for Payment is an accurate compilation of the Contractors' Applications for Payment, attached hereto

CONSTRUCTION MANAGER:

By: Julie C. Mulhern Date: December 14, 2022
 State of: Indiana
 County of: Lake
 Subscribed and sworn to before me this 14th day of December, 2022.

Notary Public: Julie C. Mulhern
 My Commission Expires: 7/9/2027
 My Commission Number: 0620996
 Porter County

PROJECT CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluation of the Work and the data comprising this Application, the Construction Manager certifies to the Owner that to the best of its knowledge, information and belief the Work has progressed as indicated; the quality of the Work is in accordance with the Contract Documents; and the Construction Manager recommends to the Owner and Architect that the Contractors be paid the AMOUNTS set forth in the attached Summary of Contractors' Applications for Payment

TOTAL OF AMOUNTS CERTIFIED: \$ 135,448.86

CONSTRUCTION MANAGER:

By: Julie C. Mulhern Date: December 14, 2022

In accordance with the Contract Documents, based on evaluation of the Work, the data comprising this Application, and the Construction Manager's recommendation, the Architect certifies to the Owner that to the best of its knowledge, information and belief the Work has progressed as indicated; the quality of the Work is in accordance with the Contract Documents; and the Contractors are entitled to payments of the AMOUNTS set forth in the attached Summary of Contractors' Applications for Payment

ARCHITECT:

By: _____ Date: _____

2019 Construction Account Disbursement Request

Requisition No. Fiftyfour (54) Invoices for payment 19-01-002 Merrillville Community Center (MCC)

To: U.S. Bank National Association
Attn: Global Corporate Trust/Pamela Cole
10 West Market Street, Suite 830
Indianapolis, Indiana 46204

Re: Town of Merrillville Building Corporation
Lease Rental Revenue Bonds, Series 2019 ("Bonds")

Dear Corporate Trust Department:

This request for disbursement is submitted to you pursuant to Section 3.01 of the Trust Indenture, dated as of December 1, 2019 ("Indenture") between the Town of Merrillville Building Corporation ("Issuer") and U.S. Bank National Association, as Trustee ("Bond Trustee"). You are hereby requested to make the following disbursements in the aggregate amount of \$112,500.00 from the 2019 Construction Account of the Town of Merrillville Building Corporation Construction Fund of 2019 for the payment of costs of the Project (as defined in the Indenture) in the individual amounts stated on Exhibit A attached hereto.

We hereby certify the following:

- i) The Project costs in an aggregate amount set forth in this written request have been made or incurred and were necessary for the construction or equipping of the Project;
- ii) The amount paid or to be paid, as set forth in this written request, is reasonable and represents a part of the amount payable for the Project costs all in accordance with the cost budget; and that such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
- iii) No part of such cost was included in any written request previously filed with the Bond Trustee under the provisions of the Indenture;
- iv) Such costs are appropriate for the expenditure of proceeds of the Bonds under the Act (as defined in the Indenture); and
- v) A recap of vendors and the amount to be paid to each and, if a vendor is an unincorporated entity, the taxpayer identification number for such vendor.

[SIGNATURE FOLLOWS ON NEXT PAGE]

[SIGNATURE PAGE OF DISBURSEMENT OF FUNDS FROM CONSTRUCTION FUND]

Dated this 24th of January 2023

**TOWN OF MERRILLVILLE REDEVELOPMENT
COMMISSION**

By: _____
Shawn Petitt, President

Printed: _____

By: _____
Jeff Minchuk, Secretary

Printed: _____

EXHIBIT A

Town of Merrillville Building Corporation Lease Rental Bonds, Series 2019

<u>Description</u>	<u>Firm</u>	Amount to be Paid
Bleachers	Dant Clayton Corporation	\$112,500.00

Total	<u>\$112,500.00</u>
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DISBURSEMENT OF FUNDS
FROM CONSTRUCTION FUND

Requisition No. Fiftyfive (55) Invoices for payment 19-01-002 Merrillville Community Center (MCC)

Pursuant to the Trust Indenture dated as of December 1, 2019 (the "Indenture"), between the Town of Merrillville Redevelopment Authority and U.S. Bank National Association, as trustee (the "Trustee"), the undersigned requests the Trustee to pay the expenses listed on Exhibit A attached hereto in the aggregate sum of \$22,948.86 from moneys deposited in the Construction Account of the Construction Fund under the Indenture. The undersigned, in connection with the foregoing request, hereby certifies that:

1. The costs of an aggregate amount set forth herein have been made or incurred and were necessary for the Project and/or the issuance of the Town of Merrillville Redevelopment Authority Lease Rental Revenue Bonds, Series 2019 in the principal amount of Ten Million Seven Hundred Thirty-five Thousand Dollars (\$10,735,000) (the "Bonds");
2. The amount paid or to be paid, as set forth herein, is reasonable and represents a part of the amount payable for the costs of the Project and/or the issuance of the Bonds; and such payment was not paid in advance of the time, if any, fixed for payment and was made in accordance with the terms of any contracts applicable thereto and in accordance with usual and customary practice under existing conditions;
3. No part of the such costs has been included in any requisition previously filed with the Trustee under the provisions of the Indenture; and
4. Such costs are appropriate for the expenditure of proceeds of the Bonds.

This statement and Exhibit A attached hereto shall be conclusive evidence of the facts and statements set forth herein and shall constitute full warrant and protection to the Trustee for its actions taken pursuant hereto.

This document evidences the approval of the undersigned of the payments hereby requested and the certification of the undersigned with respect to the matters herein contained.

All terms used herein, which are not otherwise defined herein, shall have the meanings set forth in the Indenture.

[SIGNATURE FOLLOWS ON NEXT PAGE]

[SIGNATURE PAGE OF DISBURSEMENT OF FUNDS FROM CONSTRUCTION FUND]

Dated this 24th day of January 2023

TOWN OF MERRILLVILLE REDEVELOPMENT
COMMISSION

By: _____
Shawn Petitt, President

Printed: _____

By: _____
Jeff Minchuk, Secretary

Printed: _____

EXHIBIT A

Town of Merrillville Redevelopment Authority Lease Rental Bonds, Series 2019

<u>Description</u>	<u>Firm</u>	Amount to be Paid
Construction Managment	Core Construction	\$11,848.86
Electrician	Sweney Electric	\$11,100.00
Total		<u>\$22,948.86</u>