

**Town of Merrillville
Redevelopment Commission Meeting Minutes
April 25, 2023, 6:15 pm
Merrillville Municipal Complex**

Call to Order

The meeting was called to order by Mr. Hardaway at 6:18 pm.

Roll Call

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

Consent Agenda

Accts. Payable Register Voucher Approval for April 25th, 2023

Approval of Meeting Minutes from March 28th, 2023 & April 4th, 2023.

A motion was made by Mrs. Uzelac to approve, seconded by Mr. Minchuk. There was no discussion. The 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 23-14 (Discussion and Voice Vote)

Resolution of the Town of Merrillville, Indiana, Redevelopment Commission transferring appropriations within the budget of the Redevelopment Commission. **(Moe's property)** A motion was made by Mrs. Uzelac to approve, seconded by Mr. Minchuk. There was no discussion. The motion carried with a voice vote of 4 yes and 0 no.

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

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
05/03/2023	148055	TOWN OF MERRILLVILLE		2570010920.000	MERR RD TIF/TRANSFERS	TRANSFER TO DS FUND 3318	425250.00	1848	05/03/2023	
05/02/2023	148034	ROBINSON ENGINEERING		2570010394.000	MERR RD TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	289.42		//	
05/02/2023	148034	ROBINSON ENGINEERING		2570010394.000	MERR RD TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	1792.50		//	
SubTotal Department 010							427331.92			
SubTotal Fund Number 2570							427331.92			
**Fund Number 2571 BROADWAY TIF PROJECT (9501)										
**Department 010										
04/27/2023	147952	BARNES & THORNBURG LLP		2571010394.000	BDWY TIF/CONTRACTUAL SERVICES	RDC ADVISE	3622.50		//	
05/03/2023	148056	BUTLER, FAIRMAN & SEUFERT, INC		2571010394.000	BDWY TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	8112.35		//	
SubTotal Department 010							11734.85			
SubTotal Fund Number 2571							11734.85			
**Fund Number 2572 MISS. ST. TIF PROJECT (9643)										
**Department 010										
04/28/2023	147988	STOJAN STREZOVSKI		2572010411.000	MISS ST TIF/LAND	PROPERTY: 7150 BROADWAY AVE. MERRILLVILLE, IN	465000.00	1847	04/28/2023	
05/03/2023	148044	INDIANA DEPARTMENT OF TRANSPORTATION		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	VARIOUS ROADS	174780.41		//	
05/03/2023	148046	SPECIALTIES COMPANY		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	MISSISSIPPI ST FENCE REPAIR	23575.00		//	
05/03/2023	148054	BUTLER, FAIRMAN & SEUFERT, INC		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	4520.00		//	
05/03/2023	148043	BUTLER, FAIRMAN & SEUFERT, INC		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	2100.00		//	
05/03/2023	148054	BUTLER, FAIRMAN & SEUFERT, INC		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	5954.00		//	
05/03/2023	148043	BUTLER, FAIRMAN & SEUFERT, INC		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	11014.00		//	

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
SubTotal Department 010							686943.41			
SubTotal Fund Number 2572							686943.41			
**Fund Number 2579 2022 RDC BOND (A)-RD IMPROV PROJ (9531)										
**Department 010										
04/24/2023	147909	MILESTONE		2579010394.000	2022 RDC Bd(A)-RD IMP/CONTRACTUAL	TREE REMOVAL 8020 CHAPEL DR	3000.00		11	
SubTotal Department 010							3000.00			
SubTotal Fund Number 2579							3000.00			
**Fund Number 2598 COMPUTER TRAINING CENTER (9518)										
**Department 010										
04/26/2023	147935	JACQUELINE PERKINS		2598010243.000	COMPUTER CNTR/OTHER SUPPLIES	BREAKFAST FOR STAFF - SECRETARY'S DAY	97.83	60658	04/26/2023	
05/03/2023	148042	JACQUELINE PERKINS		2598010243.000	COMPUTER CNTR/OTHER SUPPLIES	LUNCH FOR OFFICE MTG	92.04	60673	05/03/2023	
SubTotal Department 010							189.87			
SubTotal Fund Number 2598							189.87			
**Fund Number 4401 CUM. CAPITAL IMPROVEMENT (2379)										
**Department 010										
05/02/2023	148018	CARD SERVICE CENTER		4401010393.000	CCI/COMPUTERS	LAPTOP PURCHASE	2138.93	60702	05/04/2023	
05/02/2023	148033	WASTE MANAGEMENT OF INDIANA, LLC		4401010394.000	CCI/CONTRACTUAL SERVICES	DUMPSTER FOR TORNADO CLEANUP	900.00		11	
05/02/2023	148033	WASTE MANAGEMENT OF INDIANA, LLC		4401010394.000	CCI/CONTRACTUAL SERVICES	" "	900.00		11	
05/02/2023	148033	WASTE MANAGEMENT OF INDIANA, LLC		4401010394.000	CCI/CONTRACTUAL SERVICES	" "	2250.00		11	
05/02/2023	148033	WASTE MANAGEMENT OF INDIANA, LLC		4401010394.000	CCI/CONTRACTUAL SERVICES	" "	1800.00		11	
SubTotal Department 010							7988.93			
SubTotal Fund Number 4401							7988.93			

Accounts Payable Register

DATE FILED	APV #	NAME OF PAYEE	PO #	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CHECK #	CHECK DATE	MEMORANDUM
05/16/2023	148211	CARD SERVICE CENTER		2571010394.000	BDWY TIF/CONTRACTUAL SERVICES	DUMPSTERS FOR PARKS REHAB	620.00	//		
05/17/2023	148273	KOPKA PINKUS & DOLIN, PC		2571010394.000	BDWY TIF/CONTRACTUAL SERVICES	RDC	210.00	//		
SubTotal Department 010							830.00			
SubTotal Fund Number 2571							830.00			
*Fund Number 2572 MISS. ST. TIF PROJECT (9543)										
**Department 010										
05/10/2023	148131	ROBINSON ENGINEERING		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	ENGINEERING FEES	1492.70	//		
05/10/2023	148136	HUBINGER LANDSCAPING CORP.		2572010394.000	MISS ST TIF/CONTRACTUAL SERVICES	PLANTER MAINTENANCE	3169.00	//		
SubTotal Department 010							4661.70			
SubTotal Fund Number 2572							4661.70			
*Fund Number 2577 2021 G.O. BOND(A)-RD PROJ (9530)										
**Department 010										
05/09/2023	148105	MERRILLVILLE CONSERVANCY DIST.		2577010394.000	2021 G.O.BND(A)/CONTRACTUAL SERVICES	SEWER IMPROVEMENT PROJECT	30800.00	60804	05/10/2023	
05/10/2023	148132	SPECIALTIES COMPANY		2577010394.000	2021 G.O.BND(A)/CONTRACTUAL SERVICES	101ST AVE & ARIZONA, 73RD AVE GUARDRAIL REPAIR	12700.00	//		
SubTotal Department 010							43500.00			
SubTotal Fund Number 2577							43500.00			
*Fund Number 2598 COMPUTER TRAINING CENTER (9518)										
**Department 010										
05/09/2023	148124	JOI WHITESIDE		2598010243.000	COMPUTER CNTR/OTHER SUPPLIES	MUNICIPAL DAY	8.03	60743	05/10/2023	
05/09/2023	148124	JOI WHITESIDE		2598010243.000	COMPUTER CNTR/OTHER SUPPLIES	MUNICIPAL DAY	155.97	60743	05/10/2023	

HUBINGER Landscaping Corp.

www.Hubingers.com

210 East 113th Avenue
Crown Point, Indiana
46307-9793
Phone: 219-662-9911 Fax: 219-662-6206

*Landscape Architects & Contractors
Garden Center & Landscape Supplies*

Date: 4-28-23

93rd Avenue Planters

30 Areas of Annual Pockets approximately 1,354 Square Feet

- Transplant Perennials, add Garden mix to raise up beds in annual areas.
- Install 10" Annuals, Cannas, and Sweet Potato Vine.

\$ 14,791.00

1.) We are a *Certified (State of Indiana) Women Business Enterprise*

2.) Base Bid Price **Does Not** Include:

- Bid and/or Performance Bonds
- Concrete Pads
- Topsoil or Spreading of Topsoil

If you have any questions, please call.

Lorraine Keilman



RESOLUTION NO. 23-15

RESOLUTION OF THE MERRILLVILLE REDEVELOPMENT COMMISSION DETERMINING NEED TO CAPTURE INCREMENTAL ASSESSED VALUATION

WHEREAS, the Merrillville Redevelopment Commission (the "Commission") previously has established the allocation areas set forth in Exhibit A hereto (each an "Allocation Area" and collectively, the "Allocation Areas") for purposes of capturing incremental property taxes (the "TIF Revenues") pursuant to IC 36-7-14, as amended; and

WHEREAS, under IC 36-7-14-39(b)(4), the Commission is required to make certain determinations relating to its need to capture TIF Revenues for the following budget year with respect to each Allocation Area;

NOW, THEREFORE, BE IT RESOLVED by the Merrillville Redevelopment Commission, as follows:

1. Pursuant to IC 36-7-14-39(b)(4), the Commission hereby determines that, for budget year 2024, all of the incremental assessed value of taxable property in each Allocation Area is needed to produce TIF Revenues necessary to make, when due, principal and interest payments on bonds issued pursuant to IC 36-7-14-39(b)(4), plus the amount necessary for other purposes described in IC 36-7-14-39(b)(4) with respect to each such Allocation Area. The Commission therefore determines that there is no excess assessed value in any of the Allocation Areas that may be released to the respective taxing units in the manner prescribed in IC 36-7-14-39(b)(1).

2. The Commission hereby further determines, with respect to each Allocation Area, that the amount of excess assessed value captured by the Commission in each such Allocation Area is not expected to generate more than 200% of the amount of TIF Revenues necessary to pay principal and interest on bonds, lease obligations and other amounts projected to be spent for legally authorized purposes from the TIF Revenues in 2024 in the respective Allocation Areas. Accordingly, the Commission shall not be required to obtain the approval of the Town Council of the determinations set forth herein.

3. The Secretary of the Commission is directed to record this resolution in the official minutes of the Commission, and the President of the Commission is hereby authorized to provide, by not later than June 15, 2023, written notice of the determination made herein to the Lake County Auditor, the Town Council of the Town, and to each taxing unit that is wholly or partly located within each such Allocation Area, in the manner set forth in IC 36-7-14-39(b)(4)(B).

4. The President of the Commission is hereby authorized and directed, in the name and on behalf of the Commission, to execute and deliver such documents and to take such actions as such officer or member deems necessary or desirable to carry out the intent of this resolution, including, but not limited to, providing the written notice to the offices described in Section 3 above, and any and all actions previously taken by any officer or member of the Commission in connection with the foregoing determinations, be, and hereby are, ratified and approved.

5. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Merrillville Redevelopment Commission this 23rd day of May 2023.

MERRILLVILLE REDEVELOPMENT COMMISSION

President

Vice President

Secretary

Member

Member

Exhibit A

<u>Economic Development Area</u>	<u>Allocation Area</u>
Merrillville Road	Merrillville Road (including Expansion Area Parcels) Merrillville Road Expansion
Century Plaza/Broadway	Broadway/Century Plaza AmeriPlex 2005 Broadway Expansion 2008 Broadway Expansion Fieldhouse
Mississippi Street	Mississippi Street 2004 Expansion 2005 Expansion 2008 Expansion 2013 Expansion Crowe
Interstate 65/State Road 30	Interstate 65/State Road 30
Liberty Estates==US 30	Liberty Estates==US 30
Twin Acres	Twin Acres

Note: such allocations areas are also sometimes designated as follows:
AmeriPlex Allocation Area;
Broadway Expansion Allocation Area;
Century Expansion Allocation Area;
Century TIF Broadway Allocation Area;
Merrillville Road Expansion Allocation Area;
Merrillville Road Allocation Area;
Mississippi Street Expansion Allocation Area;
Mississippi Street Allocation Area;
Hobart 61st Avenue Allocation Area;
2014 Redevelopment Area Allocation Area; and
47 Winfield 109th and Randolph Street Allocation Area.