

Town of Merrillville
Redevelopment Commission Meeting Minutes
June 27, 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, and Mr. Hardaway. The following members were absent Mr. White and Mr. Pettit. There were 3 members present, there is a quorum.

Consent Agenda

Accts. Payable Register Voucher Approval for June 27th, 2023

Approval of Meeting Minutes from May 23rd, 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 3 yes and 0 no.

Old Business:

- Supplement Agreement for C & O Trail Phase 3 designs services. Mr. Hardaway referred to Mr. King; stated that they had received the supplement agreement from Butler & Fairman for design services for the C&O Trail project. This was additional work on Butler Fairman's part that was required by the DNR. This increase will revise the contract. A motion was made by Mr. Minchuk to approve the revised contract, seconded by Mrs. Uzelac. There was no discussion. The motion carried with a voice vote of 3 yes and 0 no.

- Approval consideration draw request for CRP/CHI Sanders Farm Parcel Owner, LLC

relating to 1,800,000 Town of Merrillville, Indiana, Economic Development Tax Increment Revenue Bond anticipation notes, Series 2022 (CRP/CHI Sanders Farm Parcel Owner, L.L.C. project), issued on September 30, 2022. Mr. Hardaway referred to Mrs. Chilcott; stated this was an incentive that was awarded to Crow Holdings in regard to infrastructure. Crow is now ready to make the first draw. They have submitted documentation packets for approval. A motion was made by Mr. Minchuk to approve, seconded by Mrs. Uzelac. There was no discussion. The motion carried with a voice vote of 3 yes and 0 no.

New Business:

- Proposal for Merrillville Town Center Conceptual Design/Master Planning. Mr. Hardaway referred to Mr. Reardon; stated that in the packets you have 2 proposals from Structure Point to assist us with the proposed Merrillville Town Center at this time we ask the Commission for approval so we can move forward with the project. 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 3 yes and 0 no.

General Orders:

A. Resolutions (Discussion & Voice Vote)

Resolution 23-19 (Discussion and Voice Vote)

Resolution of the Merrillville Redevelopment Commission approving proposed tax abatement. A motion was made by Mrs. Uzelac to approve, seconded by Mr. Minchuk. Discussion followed. Motion carried with a voice vote of 3 yes and 0 no.

Resolution 23-21 (Discussion and Voice Vote)

Resolution of the Town of Merrillville, Indiana, Redevelopment Commission appropriating monies within the budget of the Redevelopment Commission. A motion was made by Mrs. Uzelac to approve, seconded by Mr. Minchuk. Discussion followed. Motion carried with a voice vote of 3 yes and 0 no.

Resolution 23-22 (Discussion and Voice Vote)

A Resolution extinguishing all delinquent taxes, special assessments, and penalties relative to real estate owned by the Redevelopment Commission of the Town of Merrillville, Lake County, Indiana located at 6680 Broadway, Merrillville, Indiana 46410 (Parcel no.45-12-09-427-004.000-030) and all matters related thereto. A motion was made by Mr. Minchuk to approve, seconded by Mrs. Uzelac. Discussion followed. Motion carried with a voice vote of 3 yes and 0 no.

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