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County Surveyor  
JESSICA J. CLARK, P.E.  
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Executive Dir. of Economic Development  
ABBY E. WILES, AICP  
Executive Dir. of Area Plan Commission



DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

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District 3

**MEETING MINUTES**  
**February 9, 2021, at 9:00 a.m.**

**REDEVELOPMENT  
COMMISSION**

Members Present: Jessica Clark; Brian Pawlowski, Dennis Jordan, Thomas Gryp, Jason Critchlow and Larry Beehler by Zoom

Staff Present: Bill Schalliol, Chris Brown, Samantha Keultjes; Jamie Woods by Zoom

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**MEMBERS**

**Brian Pawlowski**

President  
Board of Commissioners Appt.

**Dennis Jordan**

Vice-President  
Board of Commissioners Appt.

**Jessica Clark, P.E.**

Secretary  
Board of Commissioners Appt.

**Thomas Gryp**

Member  
Council Appointment

**Jason Critchlow**

Member  
Council Appointment

**Larry Beehler**

Advisory Member  
PHM School Corporation Appt.

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**Jamie Woods, Esq.**

Counsel

1. Meeting Called to Order by Brian Pawlowski at 9:00 a.m.
  - a. Administration of Oath

Jamie Woods administered the Oath of Office to Jason Critchlow.

2. Approval of Minutes (Audio Position: 2:45)
  - a. January 12, 2021 – Meeting of the Redevelopment Commission

Upon a motion by Dennis Jordan, being seconded by Jessica Clark and unanimously carried, the minutes from the January 12, 2021 Redevelopment Commission meeting were approved.

3. Economic Development Area Updates (Audio Position: 3:25)
  - a. General Redevelopment Commission
    - i. Budget Information (January report)
      1. Wyatt EDA – Fund 4300
      2. New Carlisle EDA – Fund 4301 (AA #2)
      3. New Carlisle EDA – Fund 4302 (AA #1)
      4. New Carlisle EDA – Fund 4303 (Special Taxing District)
      5. Capital Avenue EDA – Fund 4401
      6. Northwest Cleveland Road EDA – Fund 4402
      7. General Redevelopment Commission – Fund 4403
      8. Double Track Bond – Fund 4404

Bill Schalliol stated that the January budget report is provided in the packet for the Commission members to review and accept the reports.

Upon a motion by Brian Pawlowski, being seconded by Jason Critchlow and unanimously carried, the January budget reports were accepted and approved.

ii. **Resolution 2021-01 – Appropriation Resolution** (Audio Position: 4:55)

Bill Schalliol: The Appropriation Resolution is a mirror of the budget that you approved at your last meeting in January. This details the appropriations for each of the funds. This will allow us to spend money in 2021 for various service contracts and other relationships.

Upon a motion by Dennis Jordan, being seconded by Brian Pawlowski and unanimously carried, Resolution 2021-01 Appropriation Resolution was approved.

b. **New Carlisle Economic Development Area (NCEDA)** (Audio Position: 6:00)

i. **Indiana Enterprise Center updates/next steps**

1. Rezoning update
2. Site Certification
3. IEC AMP Plan, Design Guidelines, other materials

Bill Schalliol: Over the last several months, we have been working through several challenges in the IEC. Trying to work through some planning and development opportunities. We've been working with the Council on some rezonings so I wanted to give just a general update. Last September we developed the Core Development Area. This is a 2,900 acre area where we anticipate development and where we will focus development efforts over the next several years. As part of the Core Development Area coalition, resolutions that were signed there were a number of conditions of activities that were going to occur. Several of those we will be embarking on today. Some of those we've already started on. One of those key points was updating the IEC Area Management Plan to reflect the Core Development Area. We are currently working through review of the updated IEC AMP plan. We'll be sharing that with our development partners and then rolling that out through a series of public discussions so that we can get that document finalized and updated and to the public. As part of the Core Development Area coalition, one of the other things was the development of design guidelines. So we have a series of design guidelines that we're working on to establish and create a development pattern in the area that suites where we see the IEC moving forward as we see development. As it relates specifically to rezoning, the Council has rezoned a number of properties in the Core Development Area since September. The largest are the Sebasty and Kaminski properties, totaling about 700 acres. The Council recently approved rezonings on a couple of other properties that have frontage between Edison and Early Rd, and then the Ward property rezoning will be filed in February or March. As we look to do rezonings in this area, all the rezonings that have happened have had development conditions placed on those as part of the Council approval. We will have the Core Development Area. Again design guidelines, we'll work with those rezoning restrictions to make sure we can have the best development and focus development in that area. One of the things we're going to start on today is about site certification. As part of the work that we've been doing, one of the things we talked about is the need to do site certification. So site certification occurs through the Indiana Office of Community and Rural Affairs or OCRA. The OCRA organization manages the site certification program. In general terms it's what we would call a shovel ready program. The are that we would anticipate first, is the property in the southwest quadrant of the Core Development Area and there will be several agenda items related to this today. We would anticipate that the majority of the properties would be able to apply for gold level certification, although there are some opportunities to take it to a prime level certification, which is the highest level of certification. So we will be working through that with the property owners as we move forward through this process.

Thomas Gryp: We have been working on this project for a long time, why have we not sought site

certification before now?

Bill Schalliol: If you look through the site certification requirements, one of those is property ownership or a level of property control. So as one of the items that was an add on for today's meeting is the Option Agreement for two of these property areas. As we've worked with OCRA we thought we had the majority of the information gathered but to do this larger area, we have to get some additional field data to apply for the certification. One of the largest pieces too was zoning. So until September, we didn't have the opportunity to get the property into the certification program because it wasn't properly zoned.

Thomas Gryp: With or without this certification, does it give us any additional access to state money, federal money, anything like that or is it just a certification?

Chris Brown: The site certification program, when we're putting up sites on the Indiana State database called ZoomProspector, it's kind of that repository for all sites in the state of Indiana. When you get through the site certification process and you're officially certified through this program, you do get kind of a tag on your submission and so there's a separate spot where if a company is looking for a 50 acre or a 500 acre site certified site, it's got its own tag so it filters out and puts it up a little bit higher on the selection list. So there is more selectivity when it comes to getting it certified.

Bill Schalliol: As we move through the agenda, one of the items related to Lawson-Fisher, which will be the first of the professional service agreements, will help us coordinate additional site soil borings and site information. The site certification requires soil borings done 1 every 10 acres. Through some coordination with the state as they look at this area, we had the ability to not do a full 10 acre grid because the soil conditions over hundreds of acres generally maintain and retain the same characteristics, but we will be required in the southeast corner to get soil borings. This opens up the opportunity to get some additional data as we contemplate leaving the ditch in place as we see development move forward. Similarly the proposal from Christopher B Burke will assist on doing additional historic research and historical information as well as some wetland delineation and wetland study. To fill out the information needed to do the site certification, we need to get additional information.

ii. Professional Service Contracts (Audio Position: 15:18)

1. Lawson, Fisher & Associates (Site Certification Project)

Bill Schalliol: This would be in the not to exceed amount of \$20,540. Their scope of work would be specific to revisions of the ultra survey documentation. One of the specific site certified requirements as well as additional site characterization services related to geotechnical work for additional point collection and data collection within this site certification area.

Thomas Gryp: Did you send this out for bid?

Bill Schalliol: Because we had previously used Lawson-Fisher to this data collection and because it's a professional service, we're not required to do bidding for this work but because they had worked with us through the one ring project and certification project, this has become their area so to speak and they have really provided the research and the data associated and

valued to do this work. So we're comfortable with the value here in this proposal.

Jason Critchlow: This would only be in that Core Area that the resolution New Carlisle has passed supporting?

Bill Schalliol: Yes. So the work that we would do would be to fill in additional data points towards the intersection of SR 2 and Larrison and then some additional data collection along Willow Rd within the Core Development Area and properties that we have site relationships with.

Upon a motion by Jessica Clark, being seconded by Brian Pawlowski and unanimously carried, the Professional Service Contract with Lawson-Fisher for Site Certification work was approved.

2. Christopher B. Burke Engineering (Site Certification Project) (Audio Position: 17:45)

Bill Schalliol: The next proposal would be for additional site certification work. Again, Christopher Burke's work would be limited to the areas in blue, collecting additional data points. Their work will mainly be tied to environmental service work, working with us on updating the historical site structure survey and other data related to the site certification work. Also doing some wetlands coordination and review to get us to that gold level of certification. Their proposal also anticipates some coordination on storm water management planning as well as some on-call demolition assistance for some properties that were acquired by the County on Snowberry Rd. This total proposal is in a not to exceed amount of \$22,000.

Thomas Gryp: Did you send this one out for bid?

Bill Schalliol: Again, this is work that Christopher Burke has done for us as part of the larger project. Their focus area has been stormwater management and demolition services as well as this historical site and structures review. Again we feel comfortable with the value associated with this.

Jason Critchlow: Their bid mentions a specific amount on demolition quote and bid assistance. So what would the demolition be?

Bill Schalliol: We need to do a little bit of work, so what they would do is put together the bid specs for the demolition. One of the challenges we have on this site is we have two septic fields. One of the septic fields actually extends over the property line into an adjacent property owner's property so there's going to be additional work that needs to be done to coordinate the demolition and closure of that septic field and the work on that back building that has to be done.

Jason Critchlow: Just curious, what's the history there? How did they pull that off? You can just run your septic into somebody else's yard?

Bill Schalliol: I think when you have large tracts of land you kind of lose track of where your property line is. I don't know the whole history there, I just know that the adjacent property owner is excited about getting a section of his farm field back and not having septic issues in his field.

Brian Pawlowski: Do you have a rough timeline on how this work will progress?

Bill Schalliol: The Geotech work is going to be fully dependent on getting into the fields before the crops get planted so that work will anticipate hopefully in the next couple of weeks but again, driven by soil conditions too. If it's wet and the fields are soggy, we got to be real cognoscente of the work and how that gets done. I would anticipate that a lot of the data collection and the report writing will be done in first quarter, maybe into the early second quarter with applying for site certification by late spring or early summer.

Upon a motion by Jason Critchlow, being seconded by Dennis Jordan and unanimously carried, the professional service agreement with Christopher B Burke Engineering for site certification work was approved.

### 3. Insight Strategic Concepts (Audio Position: 21:45)

Bill Schalliol: The next professional service proposal is with Insight Strategic Concepts. One of the things that as this project has grown we really have needed to work on messaging and need to continue to work on messaging. One of the things especially as we get the IEC Area Management Plan ready to roll out to the public, is we need to coordinate public conversation and public discussion about the plan and get some additional public input before it becomes an approved plan. So as we have worked with Shelly Moore and Insight Strategic Concepts we believe that they have put together a very good plan to help us not only talk about and review publicly the AMP plan but also work with us on some of the other messaging and details related to the larger development occurring in the Core Development Area and the larger IEC and New Carlisle Economic Development area. We've worked with Shelly to put together this proposal. Her team is really an all star group of members that will help us put together a good message for moving forward.

Thomas Gryp: I see later on we are going to also talk about the Big Idea Company. Can you compare and contrast with what both those entities will do?

Bill Schalliol: One of the things we want to use Big Idea for is to use them more for larger County projects. So while they're nestled under the New Carlisle Economic Development Area, we know that as we work to have public discussion about the Electric Last Mile Solutions Project over in the former H2 building over on McKinley and as we work on some solar projects in the community and as we work some other messaging, one of the things that we really struggle with, we need to work on the larger messaging. So a lot of what Big Idea will do is will assist Strategic Insights, there will be a partnership there with some of the public messaging and public relations. But Big Idea will really take a different tact in the work we do with Lou and Melinda and their team will be completely different than the work we've done with them in the past. It really will be larger marketing on the work that the County is doing on Economic Development and how we sit regionally in the development world.

Thomas Gryp: So what will Strategic Insight be actually doing? You say communicating, isn't that what your job is supposed to be? Going to the city and the council and the people of New Carlisle and communicating that? Why do we need a third party of \$55,000 to do it?

Bill Schalliol: I would say a large part, one is to supplement the staff that we have. From a larger stand point, the messaging and communication is something that we just need additional help on. It's

something that as we look at how we put together our messaging as it relates, once we get site certified, how that message goes out to the public and how we do other messaging. This work will be very important. Again, it's how we work through coalition building and how we work through communications strategies as we move forward. We don't have the skill sets for it internally and just don't have the resources to do internally.

Andy Kostielney: Just wanted to touch base a little bit on what Bill said. Part of this is because we don't have the capacity from a County standpoint. We don't have a person responsible for media. We don't have those items so we find it's easier to outsource that particular piece so we can get exactly what we want because one of the criticisms that we've had has been not properly and effectively communicating as often as we should. So this is just a way we're trying to augment and trying to be very creative and fiscally responsible with how we address these things. A lot of this directive is not coming out of Economic Development but it's coming from the Board of Commissioner's and Economic Development is being asked to carry that piece out.

Thomas Gryp: Just an observation, Insight is \$55,000 and I believe the Big Idea Company is \$60,000. That's \$115,000 for two assignments. I would think that at this point it might make sense to maybe bring that in house and have people in the county doing that for a lot less cost.

Jason Critchlow: So the Insight's proposal is very heavy on the IEC, but I don't really know what they're doing. Program audit? What core are development plan are they going to be doing? And then the process for implementing? I don't really understand, this doesn't sound like media relations. Are they going to be....what's the program audit? I don't really understand these things they're detailing that they're going to do.

Shelly Moore: What we understood the challenge to be, and the difference between our proposal and what Bid Idea does as a marketing firm is distinctly different in that as we talked to Bill and what the challenges have been to this point is really facilitating the collaboration of the various groups that we identified on page 7. What we found with large projects like this that the facilitation of these groups and bringing them along in a clear process so people know specifically where you're at, the approvals you're trying to gain and that they're sequenced out so that there is a lack of confusion and that you're moving through the steps that you've identified that you want to complete. It's the facilitation of the teams and overseeing those steps, the coordination of information and seeing that those outcomes are delivered in a way that people feel informed and that they're coming along in the process. It's really a facilitation of the management of those steps and a lot of times people bring in third parties because we're listening to all sides and all angles. We're also able to bring some of the experts to the table that help inform how other communities have developed these types of large site developments and how they can be beneficial and even help innovate some of the strategies around how all this could gain developers more quickly as well so that it keeps moving through the process. Big Idea gets more into the marketing messaging, the graphic design, how a lot of this goes out to the public along the way and frequently we don't have a marketing/communications direct division. We usually partner with those types of firms to actually package PR and messaging as we are developing the strategies with the stakeholders to make sure that the messaging that's being communicated has been facilitated and aligned and everybody is in agreement with it and there's no surprises.

Jason Critchlow: I have a great deal of respect for both Insight and Big Idea Company and I agree that the County probably should have some sort of public relations and marketing folks. To Tom's point, \$110,000 a year could definitely make that happen. I understand the funds and budget concerns back

and forth but a sticking point that I have that I think the rest of this Commission should be thinking about it is, we're not talking about marketing towards creating more business investments, getting people to come develop these areas and invest in these areas. It comes across to me in these plans that we're trying to convince the public that what we're doing is the right thing to do. So just putting a pin in that as number one I'm not sure that would be the responsibility of this Commission to some of the points that were made earlier and I know that going back to the County doesn't have marketing and public relations so that does fall on the staff and on our elected officials. The second piece is the previous marketing attempts which seemed to be trying to convince people that this was a good idea, rather than get businesses to come and develop in this area, that attempt did not seem to go well. It came off as combative. There's this known opposing people out there, the marketing seemed to come in and say you guys are wrong and these are the reasons why you're wrong. That didn't really come off as a very strategic marketing plan and I feel like that's what's lacking and I think that would be a better way moving forward if the County Commissioners could come up and say this is what our economic strategy is for the next five, ten years and we need public relations to come help us start achieving those goals. I think that would make a lot more sense than sort of where we've come to up until now and what it seems like the intention of these two proposals are. It doesn't seem like it would be a responsible move for this Commission to move forward with marketing towards the public on why the IEC is a good move.

Andy Kostielney: I agree with your comments, Jason. That's partly why what this change is going to be. We're not trying to market this or justify that this is a good idea to the citizens of St. Joseph County. The one piece that Shelly's group is going to do is continue to facilitate those conversations so we can get the input as we put this master plan in place to make sure those voices are heard and that information is used as we create this. The second piece that Big Idea is going to do is to help us do more of a marketing not to our internal, not to the county but externally and that's one of the key pieces where the site certification is so important because it gives us access. It gives us something we can promote to the area to outside folks. It's kind of like getting a pre-certified car. So a lot of those boxes are checked so you have some assurances that when you purchase that car, it meets a certain level of testing and those kind of things which is what we're doing here. So we're trying to learn from the mistakes that we've made along the way and improve that and be much more intentional and to the point of once we start getting into \$100,000 range that's real money certainly, but what this allows us to do though, is gives us capacity, if we bring one or two staff members on for that amount of money we still have all the resources and all the other things that would need to do so I still think at this point, there's value in doing it here but yours and Tom's points are very well made. We're getting close to the point where we may have to look to address this on a more permanent basis.

Shelly Moore: For clarification, we are not a marketing firm. We do strategic planning and growth planning around a variety of different community development projects so that might help in the distinction of the fact that we facilitate the plan and communication process between the stakeholders to build the plan and the steps in a consistency and a momentum that's required during the planning process to complete specific tasks. We are not really focusing on marketing to the public, we find that our process is before marketing and that we're bring everybody along in the planning process and the implementation of the steps that are required to complete very specific tasks. There's a very distinct separation between the services we're providing and marketing.

Brian Pawlowski: Having been on the receiving end of critiques in the past about how projects went through the process or how we sought approval for projects, and how we've gotten feedback on the IEC specifically, I think the more communication there is the better. To Andy's point about remedying some of the complaints that this Commission has heard from folks who have come forward in the past, I think

over communication and more facilitation at every turn is probably ideal. I think the way that I understand it is if you thin about Shelly and her crew it would be more of kind of project specific inward facing facilitation type of process whereas Big Idea is going to be more outward facing, bigger picture type process and I think having those things work in tandem on this site and project specifically would be helpful given some of the feedback we've gotten in the past. I think at present, these two options are probably a good whole holistic approach going forward.

Jason Critchlow: I agree that over communication is definitely better. I am just concerned that we're actually adding layers between those who should be doing the communicating and those on the ground without having an overall strategy around it along with the perception issue of the past.

Brian Pawlowski: Bill I trust that none of this means that you will not be in attendance at all of those Town Halls, public meetings, feedback sessions, those kind of things?

Bill Schalliol: Chris and I look forward to those. I think it really is just helping us say the right words and come up with the right partners at the table to help not only internally but externally have these conversations. We see this as a great addition to the staff opportunities to get out there and get us to the next level on this project.

Upon a motion by Dennis Jordan, being seconded by Brian Pawlowski and carried 3-2, the professional service agreement with Insight Strategic Concepts was approved.

#### 4. Big Idea Company (Audio Position: 40:48)

Bill Schalliol: One of the things that we see Big Idea being able to do is help with outside of the IEC too so as we look to do communication on the Capital Ave area or some additional work with 933 communication and discussion. So while it's in the New Carlisle folder, it really will do stuff County wide. With both of these proposals as we work through the process, provide regular updates to the Commission and to the partners on the work that's being done.

Jessica Clark: Will they invoice based on the project they're working on so costs are allocated to the various areas versus being contained within one TIF area?

Bill Schalliol: Yeah, so one of the things we've talked to them about is when they do their billing, do a more complete, more direct bill invoice to provide the ability to then be able to apply it to the specific development area that the work is being done in.

Jessica Clark: So the scope of this may fall within more the general redevelopment commission area?

Bill Schalliol: Certainly is possible, yes.

Thomas Gryp: I have a professional relationship with the Big Idea Company through the Credit Union so I'm going to need to abstain from this particular vote.

Upon a motion by Dennis Jordan, being seconded by Brian Pawlowski and carried 3-1, the professional service agreement with Big Idea Company was approved.

Brian Pawlowski: May I just maybe ask/suggest that in terms of capacity, maybe just sketching out

roughly what in internal capacity like we're hiring out for would look like in the future. Taking into consideration the IEC but also the other work that's going on in the TIFs.

Bill Schalliol: Certainly. As we approach the budget season here in June that gives us the opportunity to start working through that.

- b. New Carlisle Economic Development Area (NCEDA) - Continued
  - iii. Option Agreements (Audio Position: 44:30)
    - 1. **Resolution 2021-02** – Option A (Sebasto/Sebasto Jr.)
    - 2. **Resolution 2021-03** – Option B (Sebasto Jr.)

Bill Schalliol: Resolution 2021-02 is related to Option Area A and Resolution 2021-03 is related to Option Area B. Last June we entered into Option Agreements with the Sebasto and Kaminski Family to obtain option agreements on their property for a period of time. In December, we opted to terminate the option agreements and bring forward new option agreements to extend the time period to change the financial structure and to remove some of the terms that were specifically put into the option agreements as it related to a prospect that we were working on at that time. One of the things that has changed was there was a power line easement proposed from the St. Joe Energy Center project, west out of the County. That option agreement for an easement has since expired so language in these option agreements looks different than the one you saw back in December because we removed that language. So the proposal before you today, the option Resolution 2021-02 which is Option A, is specific to 509 acres of property generally located between SR 2 and Early Rd and this property is owned by Ken and Elaine Sebasto and Ken Sebasto Jr. Resolution 2021-03 which is Option B is specific to 70 acres located north of Early Rd in the northerly section west of Walnut Rd and is owned by Ken Sebasto Jr. What we would seek to do is obtain an option agreement for a year at \$10,000. That would take us through December 31, 2021. Those option agreements then have extendable terms at \$5,000 per year to extend the option agreement further. What we would be able to do then is extend the option agreements to 2022 and then 2023 if all parties agreed. What we look to do is obtain this option agreement on both of these properties and ask for your approval of these resolutions.

Jason Critchlow: So remind me, we were supposed to have to pay \$25,000 if the option expired but you guys negotiated that down to \$5,000?

Bill Schalliol: That is correct. It's two, one year periods each for \$5,000 each for that additional year.

Thomas Gryp: But right now there is no option active with those sites correct?

Bill Schalliol: That's correct. We had terminated them and proposed to enter into an option agreement on the Sebasto properties in December. The Commission didn't have enough votes to approve or deny so with some conversation with the property owners, we've restructured the option agreements and bring them back today for your consideration.

Thomas Gryp: I remember when we talked about this before it was important because we had a very interested prospect and we needed to move quickly to control that and the impressions I've heard over the last several months is that has cooled down significantly. Could you address that please?

Bill Schalliol: We still do have prospects interested and we actually have had conversations with the developer who is interested in actually partnering with the Redevelopment Commission on not only this

option property but also a larger area within the Core Development Area to obtain a development partnership with the County. Again one of the things that the County really shouldn't be in is the real estate business so we would look to the development community to form that relationship. We anticipate that a draft agreement of a developer's agreement would be circulated to the Commission probably by its March meeting. So we would anticipate that having these option agreements in place, helps position us for development opportunities in the future but it also gets us to a position with the property under option control as we apply for site certification for that higher level of site certification.

Jason Critchlow: What are they planning to do with the land while it's under option?

Bill Schalliol: All of the properties under these option agreements will continue to be farmed. They have farm leases through the end of the year. That's why these option agreements go to the end of the year. I would also note that these are properties that were rezoned back in September so it's positioning the land as part of a larger structure to get the land positioned for development.

Thomas Gryp: I'm surprised or concerned that there aren't a lot of buyers here. Why we need to spend any money to buy an option when the developer, there's not going to be a bidding war, can go to the two families and just negotiate directly. I don't see why the County needs to get in the middle of this.

Bill Schalliol: One of the things is there's the opportunity to have conversations about is this one single site, is this smaller sites, is this a combination of sites. The ability to have the risk removed of the site control issue is really the key as we look to move forward. Not having to worry about what the price is or how you get through a negotiation, being able to remove that risk helps us better as we apply for site prospects that are interested in the site or work with the development community. It's one of the hurdles that we need to knock out to make the development site more development friendly.

Jason Critchlow: Would it also be fair to say that we can say no if it's a type of business that we don't want to see in our community or in that area if we had concerns regarding their reputation or history or environmental impact? Would we have that ability if we signed these options to say no to those types of folks?

Bill Schalliol: Absolutely. So I guess there's a couple layers of protection. One is that general layer that we would have that ability to determine who we dance with as far as a development partner. The second are the restrictions that the County Council put on as part of the rezoning. So there are additional heavy development uses that the Council has already prohibited from being able to develop on this property. Right now the zoning classification is for all Industrial uses are permitted or permitted by special exception through the zoning ordinance. With the Council's restriction, it did place a number of uses that would not be permitted onsite. We would have a couple levels of protection to make sure we could determine the right user for this site and have those conversations.

Upon a motion by Dennis Jordan, being seconded by Brian Pawlowski and carried 4-1, Resolution 2021-02 for Option A was approved.

Upon a motion by Dennis Jordan, being seconded by Brian Pawlowski and carried 4-1, Resolution 2021-03 for Option B was approved.

- c. St. Joseph County Economic Development Area No. 3 (AM General EDA)
  - i. Professional Service Contracts (Audio Position: 54:30)

## 1. Christopher B. Burke Engineering (Cap Ave Trail – Cap Ave segment)

Bill Schalliol: One of the things that we've been working on is a quality of life project over the last couple of years, looking to find ways to invigorate the Capital Ave corridor. Not only as an Economic development tool but also as a quality of life tool. So late last year the Redevelopment Commission paid for the construction of a segment of sidewalk to connect East Jefferson St where Jefferson sidewalk ended at Mishawaka city limits, to Capital Ave. We've also done some master planning as it related to development needs on the Capital Ave corridor between Jefferson and Lincolnway and then how the sidewalk would connect ultimately in to some of the adjacent neighborhoods. So the proposal before you today from Christopher Burke really relates to three projects. One it relates to the construction design and development of plans and specs for the Capital Ave segment. It's about a half mile segment on the west side of Capital Ave from the bridge north to just south of Jefferson. One of the opportunities that we have before us is kind of a unique opportunity for funding is that the regional partnership that managed the regional cities project has a project that was unable to move forward at this point in time, so funding is available through the regional cities project to help fund a quality of life project in the region. We believe that the funding of the blue segment of the trail certainly could be a huge win for the Mishawaka, Elkhart area as we look to develop trails and walks through this corridor. That proposal from Regional Cities will open up funding requests in late February. Any project that they award to has to have shovel in the ground or nearly shovel in the ground by end of June of this year to keep that money from the state reclaiming it. So from a timeline standpoint, we've got a very aggressive timeline but with your approval today we could get this project ready for the potential award and construction of that corridor. Now this corridor is a little challenging because it's got a couple water features so the trail in the corridor would have to be pyloned in some places. This proposal also contemplates additional survey work in the Riviera Drive neighborhood as it would connect at Lincolnway and Capital and then also McKinley Ave survey. The county will be completing the segment between Ash Rd and Birch Rd in 2023-2024. As part of that project there will be side walks on both sides of the street. We'll have a gap in sidewalks between where the sidewalk presently ends at just west of Currant Rd. There's actually a rezoning tonight for a piece of property where the sidewalk ends so then there's a gap between the end of the sidewalk and west of McKinley. With the construction of a piece of sidewalk there and the completion of the walk between Ash and Birch, we would have the ability to have a continuous pedestrian trail or walk network from County line on the east all the way to Capital, then south to Jefferson all the way into Mishawaka then to South Bend, then the trail network up at the Lasalle Trail network. So you could get from Elkhart County line all the way to Michigan through connected trails. So as we look at the opportunities to extend pedestrian quality of life elements in this area, this proposal really moves some things forward. I would note any work done on Riviera Drive would work to protect or enhance the historic pillars that are the entry point into that neighborhood. And again we could keep you informed as we move through the Regional Cities application.

Thomas Gryp: Did you send this contract out for bid?

Bill Schalliol: Christopher Burke has been our partner in design in this area. They did as it relates to the survey work, they did contact other survey firms and JPR is their partner on the survey work and so I know that work was scoped to have consideration for that scope of work.

Thomas Gryp: Just an observation, don't we have a responsibility on some of this stuff to bid it? It's one thing to say in New Carlisle that they know that area and there's a lot of nuances so we're just going to give them the contract. Well now we're on the other side of the county with what looks like a pretty traditional survey job. I'm talking about our responsibly to make sure that we don't spend extra money

that we don't need to spend.

Bill Schalliol: From a professional services standpoint, we're allowed to solicit if we believe that the proposal needs to be a broader scope. If there's a request for additional proposal we can certainly start to do that as appropriate.

Jason Critchlow: Is this going to be a sidewalk or a trail?

Bill Schalliol: The segment along Capital Ave would be a wider 8' segment would fall into the trail category. What we need to determine on McKinley specifically west of Currant, it would fall into the sidewalk category but there might be the need to get off of curb so there is the opportunity to widen that area out as we go from the endpoint west to Capital. We have a couple of challenges. We have Willow Creek that runs through there, we've got a big segment of property owned by AEP so we don't know where the right of way line is in all those places and what constraints we may have. There's the opportunity to maybe look at a wider piece of concrete there. Then the Riviera Drive section hasn't been designed. We need additional data points because of the terrain changes and just some of the other constraints that exist in that area so it likely would fall more into the sidewalk category.

Upon a motion by Dennis Jordan, being seconded by Jason Critchlow and unanimously carried, the professional service agreement with Christopher B Burke Engineering for the Capital Ave trail extension was approved.

## 2. Lehman & Lehman (Cap Ave Trail Strategic Plan) (Audio Position: 1:03:25)

Bill Schalliol: We've had a lot of conversations with different groups as we've moved through the corridor, how does this trail ultimately connect to the people and to the neighborhoods. One of the challenges there are a lot of gaps that need to be filled in. So the proposal from Lehman & Lehman gathers some of these partners and has conversations with them about how this trail ultimately could be developed as either part of development projects or infill projects through the corridor. There's some opportunities to look at how this corridor builds itself out over a period of time. Again from one of those parks and rec and coordination standpoints, the opportunity to bring in a partner like Lehman & Lehman to help us put together that overall corridor plan would help move this project forward and give us some clarity as we move forward.

Thomas Gryp: Capital Ave has been there for a long time, has there never been any kind of visioning done in the past in terms of what we want to do there?

Bill Schalliol: In the late 90's as the state was working through the process to develop the Capital Ave area from Douglas down to Jefferson, DLZ worked with Mishawaka and some other partners to come up with a corridor plan for that area. That corridor plan I believe still is available but really never hit its mark and it got revisited briefly when the H2 plant came in but a lot of the spinoff development that was proposed with H2 never hit its mark. So really specifically we're looking at how this trail element within the larger Capital Ave can start to connect in through some of these areas. We're filling in the teeth on McKinley and doing some other development in this whole corridor, looking at ways that this trail then can become more of an element. One of our partners that we want to have lots of communication with as part of this process is the Harris Township Trustee and the Granger Trails Group as this trail could connect farther to the north so the opportunity to connect into the Granger networks that are being developed, connecting the Douglas Rd corridor area that's being developed really opens

up some opportunity to give us planning and coordination. This plan work then would meld into the County Comprehensive Plan that is being developed.

Jason Critchlow: It was a complete missed opportunity of the past. There's so much potential out there, I couldn't agree more with projects like this.

Upon a motion by Jason Critchlow, being seconded by Brian Pawlowski and unanimously carried, the professional service agreement with Lehman & Lehman for a Capital Ave Corridor Trailways visioning plan was approved.

d. Wyatt Economic Development Area No. 1 (Wyatt EDA)

No updates at this time.

e. Northwest Cleveland Road Economic Development Area (NWCR EDA)

i. Professional Service Contract

1. DLZ, Inc. (Olive Road Update Study) (Audio Position: 1:08:25)

Bill Schalliol: This is a proposal that really has come to the forefront as we look at larger transportation movement in the Ameriplex/Blackthorn/Airport area if you will. The northwest Cleveland Road Economic Development area was established in 2015. As part of the establishment, the property south of Old Cleveland Rd was included within the development area. We do have a development prospect that is interested in that property so as they look to be a freight and logistics player, one of the challenges that we're going to have is additional truck traffic in this corridor. The city of South Bend over a number of years did a great job of building, widening, and strengthening the roads in this corridor but one of the segments that did not get built was the segment from Old Cleveland Rd down to Lincolnway/US 20. This proposal contemplates looking at doing an updated review of plans and specs that were prepared back in 2010. South Bend did a great job of acquiring right of way in that corridor. They established the corridor needs to build a three-lane concrete roadway curb and gutter with water and sewer on Olive Rd between this segment. This proposal is actually going to take this study a little further and look at Olive Rd to the bypass, what it would take to create graded pad sites elevations for development areas in that corridor. One of the biggest challenges is there is a need for new pad sites and new development sites. Any spec building that gets built or opened is full before it actually gets its certificate of occupancy. A lot of development has occurred in this area. We anticipate a need for more development space in this area. One of the things we look to do is keep large truck traffic projects out of the IEC, keep them closer to the bypass and tollroad so by opening up this area and doing some additional study here and partnering with the City of South Bend we see this as a great future development site. We just need to understand what the constraints and what the financial resources are in this area.

Thomas Gryp: Is some of this stuff the City of South Bend?

Bill Schalliol: Yes. One of the partnership opportunities is, a lot of the land that fronts the Bypass is actually within the city limits of South Bend. So an opportunity to partner with South Bend or move those properties out of the city so that they can be placed in a TIF district. Those are larger conversations that need to occur once we understand development needs as far as additional right of way on Olive and development potential of those properties.

Thomas Gryp: Shouldn't the City of South Bend partner with us in the cost of this?

Bill Schalliol: We've had conversations with South Bend on this. They are looking at other infrastructure projects that are as vital and a lot of their resources for planning and development are tied up. Because this property is largely within the unincorporated areas, that's why we're taking this piece as our part of development study in this area.

Thomas Gryp: So the city is not participating? We're paying the full fare?

Bill Schalliol: In this particular case yes.

Jessica Clark: One thing I would add to that is there is tremendous pressure on the adjacent county road system surrounding the city of South Bend's development here. It's been a point of contention for several years and it is vitally necessary to have a truck corridor that transports these vehicles from that area south back to US 20. Right now they utilize their own GPS systems to pick their routes and they are traveling through residential areas. Planning this corridor and setting it up for future development is a great step for this Commission to look into because it is an existing issue.

Jason Critchlow: Who did the work on Nimtz?

Bill Schalliol: That was a combination of state work and city work.

Upon a motion by Jason Critchlow, being seconded by Thomas Gryp and unanimously carried, the professional service agreement with DLZ for Olive Road Master Planning was approved.

#### 4. Additional Business

##### a. Dixie Highway/SR 933 Presentation (Abonmarche) (Audio Position: 1:15:20)

Crystal Welsh, of Abonmarche, gave a presentation on the Dixie Highway/SR 933 Corridor Study that will be available on the county website this month.

#### 5. Public Comment (3 minute limit) (Audio Position: 1:38:30)

Dan Caruso, located at 305 Compton St., New Carlisle, IN stated "you have got to include the residents in the discussion. Don't try and pacify us now with some bad ideas, bringing in an outside firm to compile questions that are slanted to get one answer is not including us in the conversation. Sit down and have a conversation with us. I'm not sure what public meetings Mr. Schalliol was talking about continuing because there have been absolutely zero since June of 2018. There's been no involvement from the folks out here in New Carlisle. Pages 24 and 25 of the packet talk about areas that are rezoned and who owns these lands. The property that was tuned down for rezoning is included in other maps. Is it just a foregone conclusion that you'll eventually get that rezoned so let's just go ahead and include it? I've got friends who live a long that west side of Willow and they're not sure what that means. Should they be getting out of there? They want to know what's coming right across the street from them."

Vic Myers, located at 336 W Navarre St., South Bend, IN stated "as an often critic of the IEC, I am pleased to hear the presentations on several other developments. I think these are all good examples of what we'd like to see that improve the area generally for all not just for business. My one comment of concern is that in a couple of these areas there was mention of possibly creating a TIF district. While

these have their places, I am concerned that this is just another example of removing tax revenue from the County. I approve of the project overall, but I think this has a potential of raising taxes for the rest of the community to profit this one area.”

Bob Humbarger located at 29987 Hurd Rd., New Carlisle, IN stated “I can’t understand why Big Idea is given an additional contract. Last spring their presentation was totally unbelievable and then after their presentation the public did not have a chance to respond when they were promised a period of response. There were questionnaires that Big Idea sent out to the public and they were so one sided that you could only answer the kind of answer that they wanted. Then they cherry picked all those comments and put it in the presentation, so it ended up being a thing that they were only using public comments to sell their project and ignoring all other comments. Then the IEC Management Plan had 200 pages of public comments that were finally posted online way after they were submitted. So instead of getting the public input they basically are hiring to preach to the public to sell their plans without having any public input. The very fact the they have to hire two marketing firms to sell their plans should be a clue to you at how unpopular the IEC plan is to people in the area. So, I object to spending \$110,000 to make a plan and try to sell it to the public when the public is not given a chance to participate.”

#### 6. Adjournment

Upon a motion by Jason Critchlow, being seconded by Jessica Clark and unanimously carried, the February 9, 2021 Redevelopment Commission adjourned at 10:47 a.m.

Next Meeting Date:     March 9, 2021 at 9:00 am  
                                  (Virtual or 4th Floor – Council Chambers)