

The Regular Redevelopment Commission Meeting of the Town of Schererville, IN was called to order by President Kevin Connelly at 7:06 p.m., in the Schererville Town Hall, 10 E. Joliet Street Schererville, IN.

Attendance was taken with the following Board Members present: Caleb S. Johnson, Robin Arvanitis, Rob Guetzloff, Thomas Schmitt and Kevin Connelly. Staff members present: Attorney David Austgen, Fire Chief Robert Patterson, Deputy Fire Chief David Meyer, Police Chief Pete Sormaz, Park Superintendent John Novacich, Director of Public Works Andy Hansen, Director of Operations James Gorman, Town Manager Robert Volkmann, Clerk-Treasurer Michael Troxell and Recording Secretary Robin Thiel.

THEREUPON, Approval of the minutes. Mr. Johnson made a motion to approve the minutes of the May 11, 2022 Public Meetings, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Claims

- A. APV #102591 - APV #103045 on the Redevelopment Commission Docket, Totaling \$82,753.11
- B. Various Funds, First National Bank of Omaha, Credit Card Charges, \$16,582.96
- C. Various Funds, Austgen Kuiper Jasaitis, May Legal, \$13,303.73
- D. Kennedy TIF Dist. Debt Svc. + Operating Fund, Regions Bank, Interest Due, \$97,694.48
- E. Various Funds, Regions Bank/Wells Fargo, Interest Due, \$48,768.75
- F. Kennedy TIF Dist. Debt Svc. + Operating Fund, JP Morgan Chase, Interest Due, \$19,105.45

Mr. Johnson made a motion to accept the claims as presented, seconded by Mrs. Arvanitis. All in favor (5-0).

THEREUPON, Correspondence NONE

THEREUPON, Reports

Mr. Volkmann stated that we have had a lot of discussion on the Illiana Speedway property and the surrounding property as the Redevelopment Commission has looked towards a possible development of a business park and recreational uses for the community. He stated that as we go forward here, the Redevelopment Commission, as a whole, you need to set a direction as we evaluated our RFP process from several developers on what their proposing use of this property would be. He stated as a group we need to make a decision as to where we are going to with this project and what we plan on doing for our Community.

Mr. Connelly stated that we had a special study session with residents to get their input on the 51 acres Speedway Property. He stated that as a result of that study session we did add recreation as part of the proposal. Mr. Connelly stated that after further consideration, he would look for a motion that we pivot away from a Business Park, but rather look at developing the 51 acres to add onto our existing Rohrman Park. He stated they would like to have a joint study session with our Park Board and to invite residents for their input, for what they would like to see in the park and to incorporate a designer to help us design, so that we could come up with options that we could present to our residents and move forward with a park versus a business park.

Mr. Guetzloff made a motion to approve Mr. Connelly's proposed motion, Mr. Johnson seconded, with discussion. Mr. Johnson stated that originally the intent of this parcel to possibly reserve some Commercial Development along US 30. He stated that he doesn't want there to be a misunderstanding that that is off the table. Mr. Johnson stated that he believes the intent of the Redevelopment Commission to go forward with a recreational development along with a potential commercial development along US 30. Mr. Guetzloff amended his motion to include Mr. Johnson's comments, Mr. Johnson seconded. All in favor (5-0).

ITEM A. Staff

Annual Presentation on Kennedy Avenue Economic Development Allocation Area; Plum Creek Economic Development Allocation Area; and Shops on Main Economic Development Allocation Area

Mr. Troxell provided the Commission with the Annual report on Kennedy Avenue Economic Development Allocation Area; Plum Creek Economic Development Allocation Area and the Shops on Main Economic Development Allocation Area. He stated that Indiana Code, 36-7-14-13 requires any reporting of the Redevelopment Commission that has TIF Districts. Mr. Troxell stated that this report was due by April 14, 2022, it was submitted on time to the Department Local of Government Finance. He stated that this reports shows the revenues collected and expenses paid for the calendar year of 2021. He stated it also reflects all Debt Service by the district. Mr. Troxell stated that as of December 31, 2021 the amount of funds on hand was \$24,310,523.16. He stated that report was prepared by London Witte Group CPA's and advisors.

Mr. Johnson made a motion to acknowledge and accept the report as given by our Clerk-Treasurer, Mr. Troxell, seconded by Mr. Guetzloff. All in favor (5-0).

THEREUPON, Old Business NONE

THEREUPON, New Business

ITEM A. Res. #2022-1, A Resolution of the Schererville Redevelopment Commission concerning the 2003 Budget Year Determination for the need to capture Incremental Assessed Valuation within the Kennedy Avenue Allocation Area, and all Matters Related Thereto

Mr. Troxell stated that there are three separate resolutions before you this evening, the RDC is required under Indiana Code to make certain determinations related to its need to capture TIF Revenues for the following budget year. Mr. Troxell stated that the RDC is also required to notify each effecting taxing unit of this meeting. He stated that all have received notifications. Mr. Troxell stated the anticipated TIF Revenues collected in 2022 are needed in 2023 to meet the Commissions outstanding Debt Service and other purposes. He stated that attached to each resolution are the TIF District work sheets showing anticipated TIF Revenue and Expenditures. He stated that all TIF Revenues are expected to be used for the purpose prescribed under Indiana Code. Mr. Troxell stated that once acted upon this evening, a written notice of the determination of this Resolution would be made to the Lake County Auditor from the Schererville Town Council to each of the taxing units that are located in the TIF Allocation area, by June 15, 2022. He stated that the Department of Local Government Finance will receive it in electronic format.

Mr. Schmitt made a motion to adopt Resolution #2022-1, seconded by Mrs. Arvanitis. All in favor (5-0).

ITEM B. Res. \$2022-2, A Resolution of the Schererville Redevelopment Commission concerning the 2003 Budget Year Determination for the need to capture Incremental Assessed Valuation within the Shops on Main Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to adopt Resolution #2022-2, seconded by Mr. Guetzloff. All in favor (5-0).

ITEM C. Res. #2022,-3, A Resolution of the Schererville Redevelopment Commission concerning the 2003 Budget Year Determination for the need to capture Incremental Assessed Valuation within the Plum Creek Allocation Area, and all Matters Related Thereto

Mr. Schmitt made a motion to adopt Resolution #2022-3, seconded by Mr. Guetzloff. All in favor (5-0).

Attorney stated that it would be his recommendation that the Clerk-Treasurer provide a report to the Redevelopment Commission next month of compliance with the service upon the taxing unit as referenced in Section 3 in each of the Resolutions.

THEREUPON, Business from the floor NONE

Meeting adjourned.

KEVIN CONNELLY
REDEVELOPMENT COMMISSION PRESIDENT

MICHAEL A TROXELL, CMO
TOWN CLERK-TREASURER

A TRUE COPY