

CASS COUNTY REDEVELOPMENT COMMISSION MEETING
March 19, 2020

President Dave Arnold called the Cass County Redevelopment Commission (RDC) to order at 10:02 A.M. in the Commissioner's Hearing Room.

Redevelopment Commission Members Present: Dave Arnold, Grover Bishop, Brian Reed, Duane Sailors, Jim Sailors, Ryan Zeck, RDC Attorney John Hillis, Cass Co Auditor Cheryl Alcorn, and Cass Co Planning Arin Shaver
Attendees: Dick Weigel- HWC, Brian Pohlar- HWC, Bynum Henson- Heritage, Ali Alavi-Heritage, Cindy Howard-Recorder, Mike Howard- Logansport, Cathy Isaacs- Assessor, Mike Deitrich- Logansport, Maximo Gutierrez- Logansport, Lora Redweik – Twelve Mile, Jim Wolf- Pharos Tribune, Mercedes Brugh, And Bryon Stephens

Minutes: A motion made by Jim to amend the RDC agenda to remove items: IV. ED/Project Update, V. Fire Protection Update, and X. Cass Co Agribusiness Park – maintenance- mowing from the agenda, seconded by Brian. Motion carried.

Grover made a motion to approve the minutes for the regular meeting on February 19, 2020, February 19, 2020 Executive Session, and February 25, 2020 Special Meeting, seconded by Brian; Motion carried.

Claims: Jim made a motion to pay the claim to HWC for \$12,825.23 for the fire protection project, seconded by Grover; Motion carried. Duane made a motion to pay the invoice of Indiana Media Group for the invitation to bid for \$146.20, seconded by Brian. Motion carried. Jim made a motion to pay invoices by email during the Covid-19 event, seconded by Grover. Motion carried.

Water Tower Bid Opening

Bids for the Division B Elevated Tank were requested via public advertisement on February 28, 2020 and on March 6, 2020. The bids were received March 19, 2020 and opened by Mr. John Hillis at the 10:00 AM Commission meeting as advertised. The Bidders were to provide a base bid to construct the tank and substantially complete it by December 31, 2020. A mandatory alternate price to substantially complete the tank by May 1, 2021 was also requested. Four tank contractors requested the plans and bidding documents. Three of them offered bids. The bids received are summarized as follows:

| Bidder Name | Base Bid Amount | Mandatory Alternate Bid |
|--------------------------------|-----------------|-------------------------|
| Phoenix Fabricators & Erectors | \$1,865,626.00 | (\$128,408.00) |
| Maguire Iron | \$2,050,000.00 | (\$100,000.00) |
| Caldwell Tank | \$2,159,700.00 | (\$175,000.00) |

Jim made a motion to take bids received under advisement and to have HWC review and recommend, and to have Dave Arnold sign appropriate documents on recommended contract. Seconded by Brian. Motion carried.

Use Approval- Cass Co Planning

Arin presented an application for use approval for Waelz Sustainable Products, LLC. Located at 2715 S 375 W, Logansport, IN 46947. The RDC considered Case #20-02 for the use approval for Heavy Manufacturing. Grover made a motion to approve use Case #20-02, seconded by Brian. Motion carried.

Grover made a motion to approve the Baker Tilly Agreement to prepare financial documents and provide financial guidance to the RDC for the WSP project, seconded by Brian. Motion carried.

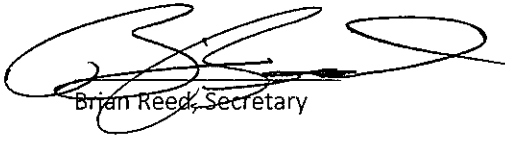
Farm Lease- Deitrich Property(s)

Dave advised the RDC since they are a public entity; the RDC has to do a public bid. Duane made a motion to advertise the Deitrich Property(s) in the *Pharos Tribune* and to take bids on a farm lease for the property(s), seconded by Brian. Motion carried.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, April 15, 2020 at 10am, and a Special Meeting on Friday, March 20, 2020 at 8 am.

Adjournment: Grover made a motion to adjourn, seconded by Brian; Motion carried unanimously.

Respectfully Submitted by:



Brian Reed, Secretary