

**CASS COUNTY REDEVELOPMENT COMMISSION MEETING**  
**July 15, 2020**

President Dave Arnold called the Cass County Redevelopment Commission (RDC) to order at 10:00 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, Special Counsel, Lisa Lee- Ice Miller

**Attendees:** Dick Weigel – HWC

There were approximately 42 other attendees

Approximately 21 to 33 also attended via Lifesize during the call from 10 am to 12:16 pm.

Minutes: A motion was made by Brian to approve the June 24, 2020 meeting minutes and correct the May 27, 2020 minutes to reflect the correct cost for the Fire Suppression Project, Div. B wells; seconded by Duane. Motion carried.

President Arnold reminded the audience that there was a sign-up sheet at the front of the room for anyone wishing to speak during the public hearing.

Claims: Duane made a motion to pay the invoice to HWC for \$53,285.64 for the fire protection project, seconded by Grover; Motion carried. Duane made a motion to pay the invoice to Phoenix Fabricators & Erectors, Inc. for \$276,856.60 for the elevated tank for the fire protection project, seconded by Jim; Motion carried. Duane made a motion to pay the invoice to Ole Sycamore Lawn Care, LLC for \$575 for mowing services in the Cass Co Agribusiness Park, seconded by Grover; Motion carried. Duane made a motion to pay the invoice to the Indiana Media Group – Notice of adoption and content of resolution of the Cass Co RDC and notice public hearing on resolution, for \$54.92 seconded by Grover. Motion carried. Brian made a motion to pay the Standard & Poor's Financial Services, LLC for \$12,112.50, seconded by Duane. Motion carried.

Fire Suppression System Project: Division A Water Main Bid Approval: Dick Weigel of HWC Engineering discussed the Clymers and Agribusiness Park Fire Suppression System Project Division A Bid. Mr. Weigel reminded the Commission that bids were received on June 24, 2020 for the Division A - Water Main work. The Elevated Tank (Division B) and Wells (Division C) for the project have already been bid and awarded, so this is the final division of work. After review of the submitted bids and associated paperwork from the 3 bidding contractors, the low bidder for the Base Bid and all 3 bid alternates was HRP Construction out of South Bend with a total bid of \$2,795,767.00, which was less than estimated. HRP has demonstrated significant water main and pipeline installation experience. Jim made a motion to award HRP Construction as the successful bidder for the Division A Water Mains that was received at the June 24, 2020 RDC meeting in the amount of \$2,795,767.00, seconded by Grover; Motion carried.

Fire Suppression System Project: Division B Elevated Tank Change Order #1: Dick Weigel of HWC Engineering discussed the proposed Change Order. It represents eliminating water main work from the Division B elevated tank project as that work is now included in the Division A project just awarded. It represents a deduct of \$14,294.00 to the original Division B contract with Phoenix by eliminating a section of water main and a hydrant assembly from their work scope. Duane made a motion to approve the Division B Elevated Tank Change Order #1, for a deduct of \$14,294.00 from Phoenix Fabricators & Erectors, Inc., seconded by Grover; Motion carried.

Grover made a motion to approve the Baker Tilly Contract – Proposed Municipal Advisory and Accounting Services-Proposed Fire Suppression Bonds, seconded by Duane; Motion carried.

President Arnold asked Lisa Lee of Ice Miller to explain the purpose of the public hearing and Ms. Lee went through Resolution No. 2020-04 adopted by the RDC on February 19, 2020 making certain amendments to the Clymers Economic Development Area ("EDA"), the Project Outdoor Allocation Area and the economic development plan for the EDA.

President Arnold was provided the speaker sign-up sheet and opened the Public Hearing on Resolution 2020-04. The sign-up sheet and all remonstrances filed at the public hearing are incorporated herein by reference and are considered a part of these minutes. No remonstrances were filed with the RDC prior to the public hearing.

After all those present that had signed-up to speak had their opportunity, the RDC looked to those on the Lifesize videoconferencing system and asked for "raised hands" of those that wanted to speak during the public hearing. One speaker" raised their hand" and provided comments to the RDC during the public hearing. The public hearing was then closed by President Arnold. The public hearing lasted from approximately 10:15 a.m. – 12:15 p.m.

Ms. Lee then presented Resolution No 2020-05 to the RDC. Ms. Lee stated that now that you have heard from the public with respect to the amendments, you need to consider whether: (i) the creation of approximately 90 new full-time jobs; (ii) the investment of approximately \$80,000,000 in the Clymers Area in real and personal property; and (iii) an additional approximately \$8,000,000 in TIF revenues to the RDC to fund future local public improvements would be of public utility and benefit to the RDC. That is the finding made in Resolution No. 2020-05.

Ms. Lee then asked RDC Commissioner Ryan Zeck to respond to the public regarding environmental concerns expressed during the public hearing. Ryan, who works for an environmental management company and has experience in environmental matters stated to the public that he has talked with the Indiana Department of Environmental Management ("IDEM") and asked them if the project meets the state's requirements and was told that they not only meet the requirements, but exceed the state's requirements. He stated that the RDC has done its due diligence and does not have concerns of environmental contamination from the project.

Jim made a motion to approve Resolution 2020-05, a resolution modifying and confirming resolution No. 2020-04 of the Cass County Redevelopment Commission adopted on February 19, 2020, entitled "Amending declaratory Resolution of the Cass County Redevelopment Commission amending the Clymer's Economic Development Area and Allocation Area and amending the Economic Development Plan" seconded by Duane. Motion Carried.

Ms. Lee then introduced Resolution No. 2020-08 regarding the pledge of tax increment generated in the Project Outdoor Allocation Area to bonds to be considered by the County Council to pay a portion of the cost of the project of Waelz Sustainable Products, LLC ("WSP"). She stated that the sole pledge to the repayment of the bonds is the tax increment generated by the WSP project and from no other revenues of the County or the RDC.

Duane made a motion to approve Resolution No. 2020-08, a resolution of the Cass Co Redevelopment Commission pledging pledged TIF Revenues to Economic Development Bonds, allocating 23% of the TIF revenue to the County, seconded by Grover. Motion carried.

Ms. Lee then introduced Resolution No. 2020-09 for the fire suppression project. Ms. Lee stated that this project would serve approximately 9 companies and 28 residences in the Clymers Area. These bonds would be repaid from tax increment generated in the overall Clymers Allocation Area and, to the extent tax increment is not sufficient, from a property tax levy on all residents of the redevelopment district.

Jim made a motion to approve Resolution No. 2020-09, a bond resolution for the Fire Suppression System, seconded by Grover. Motion carried.

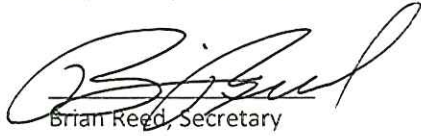
Ms. Lee then introduced Resolution No. 2020-10 and stated that this resolution is for introduction only and is not to be voted on at this meeting. A properly noticed public hearing would need to be held on the additional appropriation of the bond proceeds for the fire suppression system. She stated that the hearing is expected to be held at the August RDC meeting.

Duane made a motion to introduce Resolution 2020-10, a resolution appropriating the bond proceeds for a fire suppression system not to exceed \$4,675,000. Seconded by Grover. Motion carried.

The next meeting for the Cass County Redevelopment Commission will be on Wednesday, August 19, 2020 at 10am

Adjournment: Jim made a motion to adjourn, seconded by Duane; Motion carried unanimously.

Respectfully Submitted by:



Brian Keed, Secretary