

**SPECIAL MEETING MINUTES**  
**June 06, 2023**

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Members present (In person): Josh Gobel, Ben Horvath, Dennis Jordan, Joe Layne, Richard Pfeil

Members absent: Larry Beehler

Staff present: Bill Schalliol, Frank Fotia, Terry O'Brien, Shelley Marker, and Phil Garrett, counsel.

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1. Meeting Called to Order by Dennis Jordan at 9:00 a.m. *(Audio position: 0:00:03.8)*
2. Approval of Minutes *(Audio position: 0:00:12.2)*
  - a. May 9, 2023 – Meeting of the Redevelopment Commission
  - b. May 23, 2023 – Special Meeting of the Redevelopment Commission

Bill Schalliol: I would like to make a note that on the May 23 packet we did include the presentation that was made and a lot of references within the minutes. We determined it was appropriate to add the presentation in with the meeting minutes.

Dennis Jordan: I assume for the May 09 minutes we should vote on them separately?

Phil Garrett: Yes.

**Upon a motion by Josh Gobel, being seconded by Richard Pfeil and unanimously carried 5-0, approval of the May 09, 2023, meeting minutes of the Redevelopment Commission.**

Josh Gobel	Aye	Ben Horvath	Aye
Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

Dennis Jordan: Moving onto the May 23, 2023, minutes, assuming everyone has had an opportunity to read them. Any changes or modifications?

**Upon a motion by Josh Gobel, being seconded by Dennis Jordan and unanimously carried 5-0, approval of the May 23, 2023, meeting minutes of the Redevelopment Commission.**

Josh Gobel	Aye	Ben Horvath	Aye
Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

3. Economic Development Area Updates *(Audio position: 0:01:32.3)*
  - a. New Carlisle Economic Development Area (NCEDA)
    - i. General Motors LLC Project
      1. **RESOLUTION 2023-08** – RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION APPROVING A DEVELOPMENT AGREEMENT BETWEEN ST. JOSEPH COUNTY, THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION, AND GENERAL MOTORS LLC

**COMMISSION MEMBERS**

**PLANNING & ZONING | PUBLIC WORKS | SURVEYOR | DRAINAGE | ENVIRONMENTAL | ECONOMIC DEVELOPMENT**

Bill Schalliol: The Resolution 2023-08 that is in the packet today is similar to Resolution 2023-07 that was in your packet the last time we met; the only difference is that prior to the Redevelopment Commission meeting we had on May 23. There were provisions in the agreement that we note here in the memo is draft language for both gas and electric. Prior to the meeting we opted to remove those two paragraphs because we just didn't feel they were where they needed to be at that point in time. We voted on a Development Agreement both here and Board of Commissioners that had those two paragraphs removed. Prior to the Council meeting that night at 5:30 p.m. we had language that we now call final language that we added back into the agreement, so the Council voted on a different version of the Development Agreement. They voted on that unanimously that version of the Development Agreement went to Council last Tuesday. What we are bringing to you today is the Development Agreement with the provisions added in the final language provisions added. So, we ask for your favorable support of Resolution 2023-08 to approve the Development Agreement between the County, Redevelopment Commission and General Motors. If any questions, I'd be happy to answer them.

Dennis Jordan: Just those two sections are changed?

Bill Schalliol: Everything else is exactly the same.

*(Audio position: 0:03:10.8)*

Dennis Jordan: Is there a motion to approve?

**Upon a motion by Josh Gobel, being seconded by Richard Pfeil and unanimously carried 5-0, approval of the Resolution 2023-08, Resolution of the St Joseph County Redevelopment Commission approving a Development Agreement between St. Joseph County, the St. Joseph County Redevelopment Commission, and General Motors, LLC, of the Redevelopment Commission.**

Josh Gobel	Aye	Ben Horvath	Aye
Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

- ii. Memorandum of Agreement *(Audio position: 0:03:29.2)*
  - 1. MOU with Town of New Carlisle – Potable Water Plant Study

Bill Schalliol: At your last meeting we had two Memorandums of Understandings, one was for non-potable water study and the other was for sewer study. This MOU that is on your agenda today is related to the potable water upgrades study proposed between the Redevelopment Commission and the Town of New Carlisle. The Town of New Carlisle is served by a potable water treatment plant that was built both in part by the IN/TEK and IN/KOTE project back in the 1980's and early 90's. That plant has aged and as we look to see new development in the development area, we need to do some study work before we go to design for what that project and water plant needs to be. What we are asking for is your approval of right now is an MOU between the Town and the Redevelopment Commission to do a study and then the Redevelopment Commission would pay the cost of the study the Town would see the benefit and the Town would be a partner in the study. Allow access, allow coordination, etc. that is what this MOU would do. We ask for your approval of the MOU please.

Dennis Jordan: Couple of questions, it says several places in the agreement that it is with owner and the Town of New Carlisle. Is the owner just subset of New Carlisle or a separate entity?

Bill Schalliol: I'm looking at my counsel because he drafted it, and I would allow him to answer that question.

Dennis Jordan: It wasn't defined, that is why I am asking.

Phil Garrett: It essentially would be the Town of New Carlisle.

Dennis Jordan: I assumed that but wanted to clarify that.

The \$147,000 is going to be a flat fee not a “not to exceed fee”?

Bill Schalliol: We can talk about that when we get to that agenda item.

Dennis Jordan: Oh, I am sorry, okay.

Any questions, or a motion to approve.

*(Audio position: 0:05:19.0)*

**Upon a motion by Josh Gobel, being seconded by Richard Pfeil and unanimously carried 5-0, approval of the Memorandum of Understanding regarding Potable Water Upgrade Study, SJC Redevelopment Commission and town of New Carlisle, of the Redevelopment Commission.**

Josh Gobel	Aye	Ben Horvath	Aye
Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

iii. Professional Services Agreement

*(Audio position: 0:05:36.0)*

1. Donohue & Associates

New Carlisle Potable Water Treatment Plant Improvements Program Management and Implementation Study

Bill Schalliol: The final agenda item in your packet is that potable plant water plant study. Donohue & Associates would be performing that study for a lump sum amount of \$147,400. We would not anticipate that exceed that amount based on the scope of work that is fair and equitable amount for this study. They will study the plant as it is. There are two water treatment plants that were built over a period of time. The first water plant was built for IN/TEK and the second one was built for IN/KOTE. There are some inefficiencies in the operations of the plant. Because both plants can't run at the same time. The plant should be able to produce six million gallons a day, but it only produces three million a day.

The goal is to take the plant and split it in half. One side of the plant would do lime soften water and still service TEK and KOTE in the Town and maybe some businesses. We would identify as part of the study what business need to continue to service with lime soften water. The other side of the plant would still be potable water but would be non-lime softened water. The cost to lime softened verses non-lime soften is almost 3-1. So, to do an expandable lime soften water plant would be almost cost prohibited as we look to do development long term.

I would note that this study is just that, it is the study to design the parameters for the construction plans. The construction plans would be a separate MOU and a separate agreement we would come back. That would likely be a partnership in that project between Cleveland Cliffs TEK and KOTE, the Town and the Redevelopment Commission. That would be an explained scope. I would imagine that would come to the Redevelopment Commission in September or October based on the timing we need to do to meet timelines and objectives out there. Any questions, about this study be happy to answer them.

Dennis Jordan: Is there a motion to approve?

*(Audio position: 0:07:36.7)*

**Upon a motion by Josh Gobel, being seconded by Dennis Jordan and unanimously carried 5-0, approval of the Professional Services Proposal – Donohue & Associates, New Carlisle Potable Water Treatment Plant Improvements, Program Management, and Implementation Study, of the Redevelopment Commission.**

Josh Gobel	Aye	Ben Horvath	Aye
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Dennis Jordan  
Richard Pfeil

Aye  
Aye

Joe Layne

Aye

4. Additional Business

*(Audio position: 0:07:54.5)*

Dennis Jordan: Is there any other additional business?

Bill Schalliol: At this point in time there is no additional business. I would note at this point in time the next meeting that is scheduled for July 11, 2023, however there is the potential much like this there maybe a need for a special meeting before the end of June to cover additional items related to the General Motors projects.

Phil Garrett: No meeting on June 13, 2023?

Bill Schalliol: That is correct no meeting June 13, 2023, that would have been our next regular scheduled meeting.

5. Public Comment (3-minute limit)

*(Audio position: 0:08:31.9)*

Dennis Jordan: We will move to public comment. Anyone who wishes to speak may certainly do so just please come up and provide name and address and you have three minutes, thank you.

Debra Durall, 21677 Auten Road, South Bend, IN: I'm here to advocate for more dialogue and conversation across the lines. I've been brining this message for awhile now. It has come to my attention that some of the products that we are trying to deliver to our local community that both development and environmental voices support is failing at the delivery end. Because, while we are having these important conversations in meetings like this and the kind of work that Bill is doing in the actual hands-on work. When it comes to the departments and the contractors that are delivering this work those specifications are not being identified and supervised to the point where it is essentially costing us a lot of money and making the project fail. This is partly because the conversations are not happening across property owners. This goes to cities, counties, and states as well as individual property owners who may have property along the natural areas and the public areas that we are sharing. The zoning regulations are very different for those kinds of uses. They are in a lot of cases contradictory.

I'm here to advocate for more of that going forward and working with the different parties that are involved in delivering that product. Thank you.

*(Audio position: 0:10:32.6)*

Dan Caruso, 305 Compton Street, New Carlisle, IN: Good morning. My concerns today have been my concern with this GM proposed project in New Carlisle. The scope, the size of it the three million square feet we are talking about covering up with just building space not parking lot space. My main concern is, where are these workers going to come from? We don't have the people in this area who are going to work not for an average of \$24 per hour the people walking in that door untrained like myself would be coming in at \$16.50 an hour. Who's going to work for that in this area where you can't afford the housing. Can't afford to live today on \$16.50 an hour.

One of things I questioned, and I think there needs to be a commitment by GM that their workforce will come locally. I don't know how they can do it, but it has to be local. My concern is there are you fill in the blank workers available around the world that could be brought in probably a lot cheaper with a lot less benefits. And make this work but I don't see anyway they can get 85% of the workforce on board by December 31, 2027. Without importing workers and I don't want to see our area turn into a basically a work camp. Where you will put up temporary housing or going to build a lot of apartment houses to house these workers that you are bringing in from other areas, we just don't have them here. Thank you.

*(Audio position: 0:12:30.7)*

Richard Pfeil: I would like to make a comment or two about that. First the situation is some what off in the distance. There are a lot of people think that we are going to need more jobs instead of less by then. In other words, there are a lot of people talking about a recession. It could be the best thing that ever happened to us that we have this.

Secondly, this is not a work camp this is a manufacturing facility. I don't see how you can work in a manufacturing facility day in and day out without living near the manufacturing facility. It is not a work camp it is not a construction site it is a manufacturing company that is a whole different kind of employment.

Dan Caruso: When I say work camp, I'm just saying again myself coming in off the street would be making \$16.50 an hour, there is no housing available in this area. If you are going to buy a house, there is no bank that will talk to you if you say I make \$16.50 an hour they will laugh at you and push you out the door. You will not get housing for somebody employed within the battery plant at ... again John Blanchard had an opportunity when I brought up this issue at a previous meeting to answer my concerns and he chose not to. That makes me suspicious. And I hear things are not going so well in Lordstown, Ohio they have a collective bargaining agreement but again they find out that \$16.50 is the starting pay for the somebody like me walking in off the street untrained. They are going to train me, yeah, they are going to train me, but I am going to work for \$16.50 per hour for what I understand is going to be up to seven years before I get my first advancement.

Richard Pfeil: I am involved with a company called Koontz-Wagner Custom Controls and we can set the amount at any amount we want like \$16.50. The fact is that when you hire people you pay them what you need to. I think that has nothing to do with where they are really going to hire these people. They will have to hire them at the rate of pay that is required to hire them. These kinds of things are just not going to happen in a marketplace that requires more. That is the first thing, the second thing is this is a great place to live if you can find a job. St. Joseph County has been going sideways on population for a very long time. We need jobs most of us have kids or grandchildren that can't stay here because there is not a job here. This Redevelopment Commission is in the business of saying "this is a wonderful place to live, we are here to help you find a job". I think this is going to do that.

Dan Caruso: Thank you Mr. Pfeil. I just like the protections that GM would think that maybe they not have to pay as much as need be and ....

Richard Pfeil: They are going to have to pay what the market requires them to pay. That is called the free enterprise system.

Dan Caruso: Thank you.

Dennis Jordan: Is there anyone else wish to speak before the Commission in person or online?

I would take a motion to adjourn.

6. Adjournment

*(Audio position: 0:16:04.1)*

**Upon a motion by Josh Gobel, being seconded by Joe Layne and unanimously carried 5-0, adjournment of the Redevelopment Commission at 9:16 a.m.**

Josh Gobel	Aye	Ben Horvath	Aye
Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

Next Meeting: July 11, 2023

The Title VI Coordinator has made available at this meeting/hearing a voluntary Public Involvement Survey to collect demographic data to monitor and demonstrate St. Joseph County's compliance with its non-discrimination obligations under Title VI and Federal Regulation 23CFR 200.9(b)(4), and more importantly, ensure that affected communities and interested persons are provided equal access to public involvement. Compliance is voluntary. However, in order to demonstrate compliance with the federal regulation, the information requested must be documented when provided. It will not be used for any other purpose, except to show that those who are affected or have an interest in proceedings, or the proposed project have been given an opportunity to provide input throughout the process.