



**SPECIAL MEETING MINUTES
June 9, 2023**

Members present (In person): Dennis Jordan, Joe Layne, Richard Pfeil

Members absent: Larry Beehler, Josh Gobel, Ben Horvath

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

Staff absent: Frank Fotia

1. Meeting Called to Order by Dennis Jordan at 10:02 a.m. *(Audio position: 0:00:18.1)*

Phil Garrett took roll call with three members present, none on Zoom.

Bill Schalliol: We have three Resolutions before you today, Resolution 2023-09, 10 and 11. I would like to give an overview of what those are and the purpose as to why we are here today and talk briefly about each of the Resolutions.

The purpose of the Resolutions back in 2020 and 2021, we started the process to obtain options on three property groups. Property A, B, and C in what is now IEC Site 1. Property A was land owned by the Sebasty family, property B was land owned by Ken Sebasty, Jr. which the Redevelopment Commission has since purchased that property and property C was Kaminski property. Kaminski owned property at the northwest corner of SR2 and Larrison Road. The subject of today's first two Resolutions relate to property option group A and C. Those are again options that we took and that are transferable and go through the process to transfer those.

Resolution 2023-11 relates to three parcels owned by the Redevelopment Commission, those properties were purchased and owner-occupied houses, purchased over a period of time, demolished and assembled as part of what becomes this larger IEC Site 1. Back in June of 2022, we went through a process to prep those properties for disposition and today we move forward with approving a purchase agreement to dispose of those properties.

Specific to Resolution 2023-09 and the associated assignment of option will assign the option to General Motors for the Sebasty property. Property option group A. Resolution 2023-10 will do the same the Kaminsky property we will assign the option to General Motors. Resolution 2023-11 approves a purchase agreement at the amount of \$270,500 for those three properties owned by the Redevelopment Commission. That value is established by the average of two independent appraisals. We offer the property for sale at the average of two appraisals and that is the average value for those properties.

Today we would like to begin the process asking for your approval of the three Resolutions to move these properties forward. Moving these properties forward to allow General Motors to study the option agreements and prepare those properties if they choose to move forward for purchase.

On your last meeting on June 06, Tuesday of this week we approved the Development Agreement. These properties cannot be executed until the Development Agreement is signed. It is a protection is as they move forward, they can't be purchased before the Development Agreement is signed. We anticipate that those steps would happen before the end of this month. If there are any questions about these documents, I'd be happy to

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answer them.

(Audio position: 0:03:59.0)

Dennis Jordan: Any questions? Hearing no questions. For Resolution 2023-09 I make a motion that we approve it.

2. Economic Development Area Updates
 - a. New Carlisle Economic Development Area (NCEDA)
 - i. **RESOLUTION 2023-09** – RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION APPROVING ASSIGNMENT OF OPTION AND AGREEMENT

Upon a motion by Dennis Jordan, seconded by Joe Layne and unanimously carried 3-0, approval of the Resolution 2023-09, Resolution of the St. Joseph County Redevelopment Commission Approving assignment of Option and Agreement, of the Redevelopment Commission.

Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

(Audio position: 0:04:18.5)

Dennis Jordan: For Resolution 2023-10, for the Kaminsky property, I make a motion we approve for the transfer of the option.

- ii. **RESOLUTION 2023-10** – RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION APPROVING ASSIGNMENT OF OPTION AND AGREEMENT

Upon a motion by Dennis Jordan, seconded by Joe Layne and unanimously carried 3-0, approval of the Resolution 2023-10, Resolution of the St. Joseph County Redevelopment Commission Approving assignment of Option and Agreement, of the Redevelopment Commission.

Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

(Audio position: 0:04:36.8)

Dennis Jordan: For Resolution 2023-11, St. Joseph County Redevelopment Commission assigning it and selling it to GM, LLC, I make a motion to approve.

- iii. **RESOLUTION 2023-11** – RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION APPROVING PURCHASE AGREEMENT

Upon a motion by Dennis Jordan, seconded by Joe Layne and unanimously carried 3-0, approval of the Resolution 2023-11, Resolution of the St. Joseph County Redevelopment Commission Approving Purchase Agreement, of the Redevelopment Commission.

Dennis Jordan	Aye	Joe Layne	Aye
Richard Pfeil	Aye		

3. Additional Business (Audio position: 0:05:03.9)

Bill Schalliol: At this time there is not additional business. The next meeting is scheduled for July 11 but subject to any special meetings that need to occur between now and July 11, 2023.

4. Public Comment (3-minute limit) (Audio position: 0:05:14.7)

Dennis Jordan: Going to the public comment section if anyone would like to come up and make a public comment. You have a three-minute limit please have your name and address state for the record. Thank you.

Debra Durall, 21677 Auten Road, South Bend, IN: Thank you for your work this morning. I got the notice about this meeting at about 8:00 a.m. this morning and on my way to an appointment and long-awaited bike ride. I appreciate the timeliness; I was coming down this way and thought I would swing in.

I have not had time to read the agreement obviously, I do feel that we have made some pretty important progress along with the development interest. I think Bill, Abby and Shawn and the related Staff have done a lot of good work with brining the environmental concerns and the community concerns into the envelope of the development concerns. However, on this particular issue I just want to ask and comment that we are still waiting on the IEC Overlay part two to be completed. We are still waiting on the updated Comprehensive Plan to be completed. We have had no recent information on where we stand on those things, and I am wondering if number one this agreement includes anything that those two documents would affect and in the reverse. So, I'm hoping that someone could answer me a little bit now and maybe further outside of this meeting. Thank you.

5. Adjournment

(Audio position: 0:07:27.4)

Upon a motion by Dennis Jordan, seconded by Joe Layne and unanimously carried 3-0, adjournment of the Redevelopment Commission meeting at 10:09 a.m.

Dennis Jordan
Richard Pfeil

Aye
Aye

Joe Layne

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.