

**MEETING MINUTES for
REDEVELOPMENT COMMISSION
August 8, 2023**

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

Staff present: Bill Schalliol, Frank
Fotia, Shelley Marker, Terry O'Brien, and
Phil Garret, Counsel

1. Meeting Called to Order by Dennis Jordan at 9:00 a.m.

2. Approval of Minutes
0:00:18.3)

(Audio position:

a. July 11, 2023 - Meeting of the Redevelopment Commission

Upon a motion by Joe Layne, being seconded by Josh Gobel and unanimously carried 5-0, the July 11, 2023, meeting minutes of the Redevelopment Commission were approved.

Josh Gobel
Dennis Jordan
Richard Pfeil

Aye
Aye
Aye

Ben Horvath
Joe Layne

Aye
Aye

3. Economic Development Area Updates
0:00:50.0)

(Audio position:

a. General Redevelopment Commission

i. Budget Information (July/Year to Date report)

1. Wyatt EDA - Fund 4300
2. New Carlisle EDA - Fund 4301 (AA #2)
3. New Carlisle EDA - Fund 4302 (AA #1)
4. New Carlisle EDA - Fund 4303 (Special Taxing District)
5. GM Flex Fund - Fund 4306
6. AM General EDA - Fund 4401
7. Northwest Cleveland Road EDA - Fund 4402
8. Solar Project EDA - Fund 4405
9. General Redevelopment Commission - Fund 4403
10. Double Track Bond - Fund 4404

Frank Fotia: Before you today is a report of the summary balances by Fund for the month of July. To provide some historical context, then the next several pages have to do with how much each of our Economic Development areas have been bringing in since 2018 to current.

We get our disbursements twice a year after the spring and fall property taxes are collected then the Auditor does a disbursement to us usually at the end of June and December. That is what this graph shows so you can track how each of our Economic Development Areas are doing and how we are capturing that increment.

COMMISSION MEMBERS

Dennis Jordan | Joe Layne | Josh Gobel | Richard Pfeil | Benjamin Horvath | Larry Beehler
PLANNING & ZONING | PUBLIC WORKS | SURVEYOR | DRAINAGE | ENVIRONMENTAL | ECONOMIC DEVELOPMENT

The subsequent pages, that Quietus report is just showing what the deposit was for each of those settlement dates. So, you can see twice a year how much they get in.

Are there any questions on any of those reports? Hearing none.

(Audio position: 0:02:18.1)

ii. **RES 2023 - 11 - TRANSFER/APPROPRIATION RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION**

Frank Fotia: Resolution 2023-11, is a transfers and appropriation bill after we got our settlement from the spring tax payments this year. What this resolution does is put most of our available funds in accounts that would enable us to be able to contract out with your permission. But without having to have to come back then an additional appropriation. All appropriations unless they are tied to a specific contract do expire at the end of the year and we would have to come back in January and ask for the appropriation again.

Dennis Jordan: Since it is August, and we budget in the beginning of the year. Most of these follow the budget of course there will always be things that change a bit.

Frank Fotia: Correct.

Upon a motion by Richard Pfeil, being seconded by Joe Layne and unanimously carried 5-0, Resolution 2023-11, Transfer/Appropriation Resolution of the St. Joseph County Redevelopment Commission were approved.

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

Joe Layne: Question so I understand, we are moving money in related accounts and the use is the top description here in each category?

Frank Fotia: Correct. The letters are the Fund it is. Which Economic Development Area and then the names. So, for instance under "letter d" under AM General that string of numbers is the account and then we have the amount being put into each account there.

Bill Schalliol: If you look quickly under the first page under transfers the "c-category" there is a new Fund that we created that is the GM Flex Fund. As part of the development agreement there is a million dollars that is in the development agreement that GM can use for various items. It is an undefined million dollars that they can use for site demolition, site prep, additional engineering, contracts, etc. Before that million dollars got lost and that million dollars came from the New Carlisle Economic Development Area Fund. Just in the event that we end up spending money out of that and reduce accidentally to a point less than a million dollars. We want to make sure that millions of dollars was protected over the life of the development agreement. That is why a new Fund was created and why the money is going to move and sit in a separate pot, so it is protected.

The other thing I would note is especially in the New Carlisle Economic Development Area, is one and two. One of the things we are going to have to do with the GM Project is buy some materials ahead of time. Early procurement we may even have to do some additional work. We are already doing contracting services, etc. but there may be some additional things that we need to bid. Additionally, because we like to make a nontaxable bond there may be some taxable items that we need to pay for that would change the complexion of the bond. Want

to make sure we appropriated all the cash we had on hand that hadn't been appropriated so we can do some of those things before the end of the calendar year. That is why there is a lot of money going into Economic Development and in both of those categories just to get money so it is fungible so we can use it when it is needed.

Frank Fotia: I would mention that the 2023 Special name AM General is the Sidewalk Extension Project that was approved a few meetings ago. We are just creating a separate account to pay that out of.

3. b. New Carlisle Economic Development Area (NCEDA) (Audio position: 0:06:28.1)

- i. Professional Service Agreements
 - a. On-Call Agreement 2023 - Lawson-Fisher Associates

Bill Schalliol: The New Carlisle Economic Development Area one of the things we started to do in 2022 was create an on-call service agreement with a couple of engineering firms. We have used Lawson-Fisher Associates on-call as well as Christopher Burke Engineering. There are just things especially with the GM Project that come up and have to be addressed. Instead of coming through and creating a contract for a limited scope of work sometimes it is nice to have a line item if you will that we can just go to. This will be the third on-call service agreements with Lawson-Fisher at \$75,000. There is a scope of work on the page after the signature page. There are a lot of things specifically that we are finding that are related to right-of-way dedication on SR2. As the plat gets prepared a lot of right-of-way service work must be done. The utility coordination, there has been work specifically with the Sebasty Farms property that needed to be researched and done. There are a lot of things that it is hard to write a big contract for. This is seven or eight items that we used and some of these are old items that just continue, and some are new items. I would ask for your support in approving this on-call agreement.

Dennis Jordan: The \$75,000 is roughly what we have approved in the past, is it not?

Bill Schalliol: It is exactly what we have approved with the last two, correct.

Joe Layne: All based on the rate sheet here?

Bill Schalliol: It is, that is correct.

Ben Horvath: Is it tied to particular site or several?

Bill Schalliol: What we are approving under the New Carlisle Economic Development Area, in the event that we had work that needed to be done in one of our other development areas we specifically pay for it out of that development area. I would believe largely the work that will be done here will likely be 100% out of New Carlisle. That is why we are putting it under that category.

Upon a motion by Josh Gobel, being seconded by Ben Horvath and unanimously carried 5-0, Professional Services Agreement, On-Call Services Agreement -2023, Lawson-Fisher, Associates of the St. Joseph County Redevelopment Commission were approved.

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

3. c. AM General Economic Development Area (AM General EDA)
position: 0:09:11.4)

(Audio

i. Professional Service Agreements

a. Douglas Road Widening Project – Lawson-Fisher Associates

Bill Schalliol: The next two agreements are really things that we have been working on for a number of years. We will start first with the Douglas Road Widening Project. Over the last several years we have been looking at Douglas Road from Capital Ave. west to Mishawaka City Limits. The Mishawaka City Limits really start just to the west of the Canadian national tracks. We are looking at a very small distance of property, about 3,500 feet from Capital Ave. to Mishawaka City limits. One of the challenges we have is we need to figure out how to make that road section improve to the level that meets the rest of the corridor. From Mishawaka City limits west all the way to SR933 we will have a five-lane section of road to carry all the way through the commercial corridors to the Notre Dame campus area and west to SR933. These 3,500 feet is a little bit of an anomaly in the corridor. It is even more complicated because it is likely at some point going to be part of the City of Mishawaka. But Mishawaka has not gotten to a point where it is annexed far enough east yet to Capital Ave. How do we deal with it and what are the constraints? One of the things we have done over the last several years is looked to see how we can make this corridor work as is. But then ultimately at the tracks does it deserve a regular at grade crossing, an overpass what are the opportunities at that point. A couple of years ago back in 2021 we applied for a state grant through the local Tracks Grant program. This is administered through INDOT. We actually applied to improve that section of road with an overpass. It would have been a five-lane overpass at that time. We lost out on that grant application, but we did a lot of base work to really understand the opportunities to make improvements in that corridor happen. That work that we did then help us as we looked at the property acquisition. We have now bought two properties on the south side of Douglas Road east of the tracks. The first and third property both were opportunity acquisitions. The first one was available because it was vacant and the third one was available for sale. Properties that we knew if we ever did either an at grade crossing or above grade crossing, we must acquire.

The other piece of this work ultimately that will be a benefit as we look at Mishawaka building water treatment plat at Juday Creek. There is an opportunity to extend water long term over to the Capital Ave. corridor area, east of Capital Ave. As we look at Capital Ave. to Bittersweet Road, toll road south to Day Road there is a huge area for future development. That is what the second proposal relates to. The second half of this proposal the Douglas Road proposal would not only look at the widening but also what it would take to extend utilities through that corridor. A long-term double piece of infrastructure road and utility connection. If you look at the proposal it is a 13-step plan to get from where we are today to construction of a new road. All we are asking for is your approval of the first phase, which is the Conceptual Corridor Improvement study that will look at the right-of-way, utility pieces, other constraints, etc. And start to put some design to that roadway corridor. It is a lump sum contract amount of \$97,420.00. Lawson-Fisher has been working on this project and is Mishawaka's prime engineer doing all the improvements in Veterans Parkway on the Mishawaka section of Douglas Road. There are a lot of reasons and makes sense to continue that contract for doing this work.

Lawson-Fisher is also the firm that worked with us as we applied for the Local Tracks grant. Again, a lot of the base they prepared then will be applicable to this work. Staff would ask for your approval of this proposal, please.

Upon a motion by Joe Layne, being seconded by Josh Gobel and unanimously carried 5-0, AM General Economic Development Area (AM General EDA), Professional Service Agreement, Douglas Road Widening Project, Lawson-Fisher Associates of the St. Joseph

County Redevelopment Commission were approved.

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

Joe Layne: I assume this is a typical but any information they generate is property of your office, right?

Bill Schalliol: Yes.

Joe Layne: If down the road there was somebody else wanted to do this kind of work, they could pick right up with what was ...

Bill Schalliol: Yes. We may get to a point in this work where we apply for Federal money, or we do something else. We might have to go through the Federal procurement process where we have to an RFP for work. The work would get to a point and that work could be used to supplement a different firm if that was how the work was procured.

Phil Garrett: There is a specific paragraph in the agreement that says anything they prepare becomes our property.

Joe Layne: I read that on the on-demand agreement, but I didn't get a chance to read it so...

(Audio position: 0:15:00.9)

b. Capital Avenue Development Corridor Master Plan Proposal - The Antero Group

Bill Schalliol: The second half of this is a project that really is long in the making. Over the last several years we have been doing a lot of predevelopment work if you will in the Capital Ave. corridor. Whether it has been work on Douglas Road or work on a two county study to look at traffic circulation and development patterns between Elkhart County and St. Joseph County. Whether it is the Capital Ave. bikeway corridor or the Northeast Trunk Sewer, study looking at bringing sewer up Capital Ave. to look a development opportunity. Capital Ave. is really the next area. Could compare it to some level to the work we have done in the Indiana Enterprise Center, but it really is a different scale. We are looking at about 4,000-acres here bounded on the north by the toll-road south to Day Road, west to Capital Ave. and maybe even a little into the Douglas Road corridor we just talked about and east of Buckeye. Buckeye is the first major road east of Bittersweet. As we look at the 4,000-acrea area what are the opportunities for development, what are the utility conditions, development patterns, etc. Much like the IEC there are lots of properties, big properties out there. There are 100-acre parcels, a lot of common ownership.

We have a couple of situations right now with prospects looking at the IEC that are looking for second locations in St. Joseph County. This would be a great place to put some of those users, clean users, high power users, good utility users and users that would need access to the toll road and the road network. We really don't know a lot about Capital Ave. We know it is there, but it is like we were in 2017 with the IEC. We know it is a good site, but we don't know what we can do with it. We are proposing to do is start a process much like we did with the IEC area management plan. Very similar process but a little higher level. We learn a lot from the IEC plan that we have a lot of good information, spend a lot of time and energy brought in a lot of consultants and got a lot of great information. That served us well and with the GM Project and a couple of other prospects that we are working on right now. I

don't know if we need that level of detail in this. It is a smaller area a little more confined.

What we would like to do is do a similar study and propose to break it up in two phases. The first phase would be Project Management, Existing Conditions Review, Economic Development Analysis. I think it is a good site, big site, big land, big power, big utilities, etc. but we want to do some actual Economic Development Analysis into it to make sure it really is a good site.

The second phase once we once we complete the first phase would be Marketing and Branding, and some of the packaging and ultimately the completion of the Master Plan. We would like to do today is ask for your approval of the first phase for a total of \$215,000.00. We would like to use the Antero Group. The Antero Group is the group that did the IEC Area Management Plan. They understand what we are looking for, the contacts, the resources and a lot of the Economic Development Analysis Data that was used when they prepared that plan and also the airport plan as we looked at the southwest quadrant to the airport. We would like to ask for your approval of this proposal today to start that process. I think the Capital Ave. corridor is one of those untapped areas with great opportunity. There was a lot of promise when the Hummer Plant came in there was going to be all this development and suppliers were going to come to town and it didn't materialize at the level that was expected. I think a lot of that is because the community wasn't prepared for the opportunity. We would like to prepare this part of the county much like we have done on the west side of the county for development opportunities.

Would also note too that we have an Economic Development Area south of there, the AM General Economic Development Area that sits south of this area. As we look to do some expansion of that Economic Development Area those TIF Districts. Maybe later this year or early next year. Opens some opportunities too maybe look a little different focus to we would look at new tools using residential TIF and some other tools that now are in the toolbox to maybe look at this area a little bit more holistically. We think this plan would be a good step towards that again, just ask for your approval.

Dennis Jordan: The price of \$215,000.00 will paid for out of ...

Bill Schalliol: The AM General Economic Development Area.

Joe Layne: The Capital extension that has been developed for some time?

Bill Schalliol: Yes.

Joe Layne: Do we have an existing understanding of the capacity? You talk about big power, but I am talking about utilities overall. How that ties into with Mishawaka or I don't know if it feeds into Elkhart, but do we have an existing understanding of overall utility capacity? With all that traffic, routing, the traffic is there but...

Bill Schalliol: That is what part of this work will do it will pull in Nipsco Gas, AEP and they are a major factor here. Because we are doing the study with Lawson-Fisher already on the sewer and building the northeast gateway sewer study. That is taking care of the sewer component of the study. Because Mishawaka is just completed it's water treatment study DLZ is doing that work. We have the ability to draw information in on that project. It really is just pulling in gas, electricity and coordinating on the sewer and the water. The other piece too opens up some opportunities Elkhart western Railroad we have done a lot of work and had a lot of conversation about Elkhart western Railroad they run along McKinley from Current east into Elkhart County. What they like to do long term is look at extending their line west and north all the way up to Canadian National. Elkhart Western Railroad can connect into the Robert Young yard on the east end and Canadian National on the west.

Looking at the opportunity for dual serve rail sites. We have had prospects over the last year looking for dual serve rail sites by two class one. We don't have it in the IEC. We have rail it would take a lot to connect Canadian National that runs 3 ½ miles south of SR2 to Norfolk Southern. This may be an opportunity again from an industrial perspective to look at some prospects that maybe would be a different fit for this area. Rail will be a component of this study as it is looked at. The last thing of this too is the compacity of the existing Capital Ave. We know that it is four lanes, ability to be expanded to six lanes the way it was built, connectivity to toll road north and the bypass on the south. So, what are the opportunities to feed and serve. That is where the Economic Development Analysis plays in. What are the opportunities we are missing because of or what areas and target markets could we expand into because of those opportunities. It is a coordinating document this first phase more than anything else. Pulling all that data, AEP says we have a lot of power lines running through here, but can you tap into the power line there needs to be a little more understanding than that.

(Audio position: 0:22:45.4)

Joe Layne: What is the timeline to having this completed?

Bill Schalliol: I believe the first phase (there is a timeline section in the back) I don't see it right now. I'm going to tell you it will take at least 6 months to get the majority of that core of that information gathered between meeting with the utilities and some of the other groups. At least six months to get through that. But I think when we have that the first phase, we can look at it and how we package it. We may find we have enough information we don't need to do the second phase or may need to pivot a little bit and do additional research.

Dennis Jordan: There was a joint study with Elkhart and South Bend connecting to Elkhart. Is that at all touched on in this plan?

Bill Schalliol: Yes. They will be able to use that documentation/research and meld into this. We really don't need to look at traffic routing and traffic patterns because we have all that from other studies. That is a benefit. The first time this corridor was studied was DLZ did a land use plan for this area in 2003 that was before Capital Ave. went all the way to the bypass. In that study they were still talking about interchanges at each of the major points. Those from the area remember when (at Douglas) started to build the interchange and then pulled it out and put it all back to grade. A lot of things have happened since 2003 with the original site. It certainly is time. With the prospect opportunity we are seeing out west there some of that opportunity to bring those to the east to supplement the eastern part of the county. This is a good time to do this work.

Dennis Jordan: There will also be a residential component here ...

Bill Schalliol: Yes, with land use. I would tie it all together by saying all the work that is going to be done here will be tied into the work being done in the Comprehensive Plan. It will coordinate with the work being done on the Comprehensive Plan so it all fits and combines in together.

Upon a motion by Josh Gobel, being seconded by Joe Layne and unanimously carried 5-0, AM General Economic Development Area (AM General EDA), Professional Service Agreement, Capital Avenue development Corridor Master Plan Proposal-The Antero Group of the St. Joseph County Redevelopment Commission were approved.

Josh Gobel
Dennis Jordan
Richard Pfeil

Aye
Aye
Aye

Ben Horvath
Joe Layne

Aye
Aye

(Audio position: 0:25:25.1)

ii. **RES 2023 - 12 - A RESOLUTION OF THE ST. JOSEPH COUNTY REDEVELOPMENT COMMISSION AUTHORIZING FUNDS FOR THE MCKINLEY AVENUE WATER MAIN EXTENSION PROJECT**

Bill Schalliol: Resolution 2023-12, is a funding resolution by way of a little history. Back in 2018 the Redevelopment Commission started looking at development opportunities in the AM General area. Looking more specifically around AM General. As we were working with SF Motors and some other prospects at the H2 Plant. One of the big concerns was the opportunity for storage buildings more warehouse buildings. One of the challenges we have in this corridor is wasn't a lot of opportunity at the time. Not a lot of big land parcels immediately in that corridor to do development. We worked with PHM Schools and some other partners to look at a land parcel at the northwest corner of Bittersweet and McKinley Ave. In the course of that work we started working with Penn Township Fire Station who ultimately ended up building a fire station just west of Candice Drive on McKinley. As part of that work, they needed to extend a water line, so we worked with the City of Mishawaka to extend water to the fire station site. Ultimately the plan was to take that waterline to build a redundant water loop in coordination with Mishawaka all the way to Bittersweet. Evergreen Drive is where the water ended. Needed to get it all the way to Bittersweet.

What is before you today are, the funding resolution request to refund the purchase of the easements for the last three parcels. Parcels one, two and three. There is a map in the packet, and they are identified as green parcels. There is a gas station, commercial site, and a house to make up the three properties east of Candice Lane. Because the appraisals have stale and sate for a period of years, we thought it was appropriate to get new appraisals. The change in the amount in the appraisals from the prior appraisals is in the amount of \$2,535.00. We need to go back and reset the budget so we are asking for your approval of a resolution to add the appropriate amount of funds so we can purchase the easements that need to be purchased under phase two. We still have one easement in phase one section that needs to be acquired. The waterlines have been installed but we have a property owner that is fun to deal with but doesn't like to sign the paperwork. That is why the documentation is four easements. We must pay for that one and get these three new additional easements.

If you look at the map in the packet. One of the things that has really been interesting about this corridor. There has been a lot of new development in the corridor. A new building on the northeast corner of Evergreen and McKinley proposed commercial restaurant west of the gas station at McKinley and Bittersweet. Two new buildings are proposed for Evergreen Plaza Drive. Hopefully the first one will be under construction this year. We are seeing a lot of small infill development. It is nice because it is all in the TIF District or the EDA and we are getting the benefit of that. To this date no request for abatement it is money that gets assessed will go straight into the pot without any tax relief. Terry is working on a tax abatement just west of the word existing water main that block with Maks Plastics, a plastic company that took over the old United Conveyor building. Across the street is AM General where they are doing a major expansion for the JLTV (Joint Light Tactical Vehicle) project. A lot of development in this corridor so the opportunity to build this little section of waterline in coordination with Mishawaka really plays well and is a good utility piece. Any questions I'd be happy to answer.

Dennis Jordan: North of these plastics and AM General. Isn't there some open land that has access to rail line at could be developed down the road. Would that help at all in those endeavors?

Bill Schalliol: There is a parcel about a 28-acre parcel if you look at the map that is owned by

PHM Schools. PHM Schools is not interested in selling that. There was also an industrial development prospect on the north side of tracks along Bittersweet that looked at doing an industrial development there. Ran into some rezoning challenge from the neighbors that likely will not go there. That is part of the problem with this corridor, we have great assets with utilities and rail but there is not a lot of developable sites to make things work. The new proposed commercial development near McKinley and Bittersweet will be a nice addition to the restaurant scene in that corridor.

Dennis Jordan: PHM is not interested in selling at this time?

Bill Schalliol: Not presently in this time in selling. Maybe at some point they will. They like everyone else has land constraints is going to hold onto land as long as they can. It is adjacent, a new entry drive to it, utilities if they ever had to do some kind of school project or parking or sports field, etc. there is at least an opportunity there.

Dennis Jordan: Essentially this is a resolution for \$2,535.00 addition.

Bill Schalliol: It is. Ultimately it is kind of refreshing for the whole project.

(Audio position: 0:31:10.5)

Upon a motion by Joe Layne, being seconded by Josh Gobel and unanimously carried 5-0, Resolution 2023-12, A Resolution of the St. Joseph County Redevelopment Commission Authorizing Funds for the McKinley Ave. Water Main Extension Project, of the St. Joseph County Redevelopment Commission were approved.

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

3. d. Wyatt Economic Development Area No. 1 (Wyatt EDA)
i. No update

3. e. Northwest Cleveland Road Economic Development Area (NWCR EDA)
i. No update

3. f. Solar Project Economic Development Area (SP EDA)
i. No update

4. Additional Business
0:31:38.9)

(Audio position:

a. Business Development Corporation - Donation recognition

Bill Schalliol: For the last several years we have been receiving a \$1,000 donation to the Economic Development office Redevelopment Commission. That money has been coming from the Business Development Corporation (BDC). The BDC helps work with business development opportunities in small towns and the big towns all across northern Indiana and Southern Michigan. Business Development Corporation has been around for almost 20 years now. Terry when he was with the City of South Bend did work when the BDC was under the City of South Bend umbrella before going private. We think this is a great partnership and have used this money in the past to work with some of the small towns. Put the money in the general redevelopment fund a nice place to put the money if we have a project that comes up and need to do a study. Done some work with Lakeville and other small little projects. It is a nice recognition that we are doing good things and BDC are doing great things too. They do

a lot of loan programs that benefit a lot of businesses in our area. What I ask is Dennis you as the President and the two of us sign a thank you letter that we send. If there are any questions, I'd be happy to answer them.

Dennis Jordan: Couple of quick updates since we have time. One you mentioned Comprehensive Plan earlier a quick update on where we are at. And you have a master list of all the county owned properties...well you never know if it is final because you keep finding a few. I know there have been meetings to possibly sell them certain ones, use them for other purposes, etc. Can you provide a quick update?

Bill Schalliol: The Comprehensive Plan has reached a point where we have to draft of all the different pillars (the document itself). I know Abby Wiles and her team are reviewing the draft trying to understand make sure it has everything in it that needs to have in it. We are at a point where I think it will take a little additional work to get it across the finish line there are some internal conversations taking place to get that done. Is it additional funding or what the process looks like. The goal is to get it done before the end of the year. As we do stuff in the IEC have some prospect opportunities out there. Make sure those maps coordinate and the work in Capital Ave. make sure that coordinate.

Frank, do you want to talk about the land bank project and give a brief update on that?

Frank Fotia: The City of South Bend engaged the Center for Community Progress to do a study into the feasibility of whether it made sense for St. Joseph County and the City of South Bend to work together on establishing a land bank. It would be creating or giving authority to an entity we can transfer county land to or most of this land we are talking about came to the county by way of defaults on property taxes. If the property fails to sell on the tax sale and the certificate sale, then it falls to the county to maintain. A lot of these are vacant properties parcels that are within the city limits of South Bend. Trying to find a way that we can maybe get them back into productive use. They have completed their initial study and are coming back next Friday, in fact this Friday to meet with representatives from the city and the county to talk about next steps and results of their proposals. There should be more information coming after this week.

Dennis Jordan: By the end of the year, you would have an update?

Frank Fotia: Yes.

5. Public Comment (3-minute limit)
position: 0:35:51.1)

(Audio

Dennis Jordan: Anyone in person or online like to make a public comment? Seeing no one in person or online I would accept a motion for adjournment.

6. Adjournment
0:36:14.5)

(Audio position:

Upon a motion by Josh Gobel, being seconded by Joe Layne and unanimously carried 5-0, adjournment of the St. Joseph County Redevelopment Commission was at 9:36 a.m.

Josh Gobel
Dennis Jordan
Richard Pfeil

Aye
Aye
Aye

Ben Horvath
Joe Layne

Aye
Aye

Next Meeting Dates: **Tuesday, September 12, 2023**, at 9:00 am – Regular Meeting

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.